

UNOFFICIAL COPY

Doc#: 2031262264 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/09/2020 03:50 PM Pg: 1 of 3

Dec ID 20201001622192
ST/CO Stamp 1-689-169-376 ST Tax \$636.00 CO Tax \$318.00
City Stamp 0-293-129-696 City Tax: \$6,678.00

WARRANTY DEED
Illinois

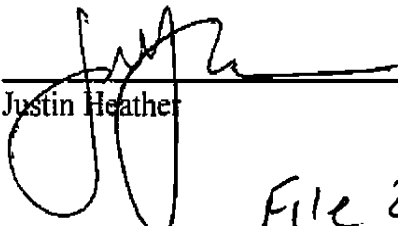
THE GRANTORS, **Justin Heather and Kimberly Heather**, a married couple, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, **CONVEY(S) AND WARRANT(S) TO Chicago Land Trust Company as Trustee under Trust Agreement dated August 31, 2020 and known as Trust No. 802384224**, _____, of Chicago of the County of Cook, all interest in the following described real estate situated in the County of Cook in the State of Illinois:

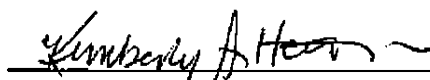
Legal Description: See **Exhibit A**, attached hereto and incorporated herein by reference.
Permanent Index Number: **17-09-308-004-1045**
Commonly known as: **641 W. Wayman St., Unit A, Chicago, IL 60661**

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **To have and to hold** said premises forever.

Dated this 11th day of September, 2020.
To be delivered on the 25th day of September, 2020.


Justin Heather


Kimberly Heather

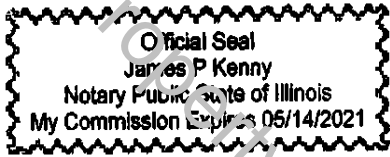
File 20-1313 1/2

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State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Justin Heather and Kimberly Heather, a married couple, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of September, 2020.



[Signature]
Notary Public

Prepared by:
James P. Kenny
James P. Kenny, P.C.
135 South LaSalle St., Ste. 2200
Chicago, IL 60603

Mail To:
Kenneth F Theisen
Tews, Theisen & Tuttle
One N. LaSalle St., Ste. 3000
Chicago, IL 60602

REAL ESTATE TRANSFER TAX		09-Oct-2020
	CHICAGO:	4,770.00
	CTA:	1,908.00
	TOTAL:	6,678.00
17-09-308-004-1045 20201001622192 0-293-129-696		
* Total does not include any applicable penalty or interest due.		

Name and Address of Taxpayer:
CAT Bui and
Terrence Li
641 W. Wayman St
Unit A
Chicago, IL 60661

REAL ESTATE TRANSFER TAX		09-Oct-2020
	COUNTY:	318.00
	ILLINOIS:	636.00
	TOTAL:	954.00
17-09-308-004-1045 20201001622192 1-689-169-376		

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EXHIBIT A

PROPERTY INDEX NUMBER: 17-09-308-004-1045

PROPERTY ADDRESS: 641 W. Wayman St., Unit A, Chicago, IL 60661

LEGAL DESCRIPTION:

UNIT 45 AND PARKING SPACE P-45, A LIMITED COMMON ELEMENT, IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 12 TO 22, LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT 43.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 87.44 FEET TO THE NORTH LINE OF THE SOUTH 82.50 FEET OF SAID TRACT; THENCE NORTH 90 DEGREES WEST ALONG THE NORTH LINE OF THE SOUTH 82.50 FEET AFORESAID 208.54 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 87.47 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE 208.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS THE "PARCEL"); WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE ADD-ON DECLARATION OF CONDOMINIUM MADE BY GARAGE, L.L.C. AND RECORDED APRIL 3, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 00230045, SECOND AMENDMENT RECORDED MAY 26, 2000 AS DOCUMENT NUMBER 00383875, THIRD AMENDMENT RECORDED JUNE 13, 2000 AS DOCUMENT NUMBER 00430382 (ORIGINAL DECLARATION RECORDED FEBRUARY 22, 2000 AS DOCUMENT NUMBER 00128664) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).