

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY



Doc# 2031310045 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/10/2020 11:02 AM PG: 1 OF 2

Mail to:

Mark J. Kmiecik
7922 S. Pulaski Rd.
Chicago, IL 60652

Name & Address of Taxpayer:

Jasmine Jones

1203 E. 46th Street #3S

Chicago, IL 60653

Chicago Title 106NW 444086PK & B17 (Space for Recorder's Use)

THE GRANTOR(S), Avant Garde Design Group Inc., an Illinois Corporation,

of the City Chicago, County of Cook State of Illinois
for and in consideration of \$10.00 DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), Jasmine Jones, a single person

(Grantee's Address) 1203 E. 46th Street #3S, Chicago, IL 60653

of the City Chicago, County of Cook State of IL

in the form of ownership: sole owner

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

UNIT 3S AND THE EXCULSIVE RIGHT TO USE OF P2 LIMITED COMMON ELEMENTS, TOGETHER WITH
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1203 E. 46TH STREET
CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL
ESTATE:

THE WEST 57.00 FEET OF LOTS 16 AND 17 IN HENRY J. FURBER'S WOODLAWN AND LAKE AVENUE
SUBDIVISION IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS
WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT " A " TO THE DECLARATION OF CONDOMINIUM
RECORDED NOVEMBER 6, 2019 AS DOCUMENT NUMBER 1931044015, AS AMENDED FROM TIME TO
TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

REAL ESTATE TRANSFER TAX		01-Oct-2020
	CHICAGO:	2,917.50
	CTA:	1,167.00
	TOTAL:	4,084.50*

20-02-403-064-0000 | 20200901606534 | 0-233-297-376

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		01-Oct-2020
	COUNTY:	194.50
	ILLINOIS:	389.00
	TOTAL:	583.50

20-02-403-064-0000 | 20200901606534 | 1-971-312-096

Chicago Title SV
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(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 20-02-403-064-0000

20-02-403-064-0000
~~20-02-403-064-0000~~

Property Address: 1203 E. 46th Street #3S, Chicago, IL 60653

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Dated this 25 day of September, 2020

Katherine Kania (Seal)
Katherine Kania, president

(Seal) (Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

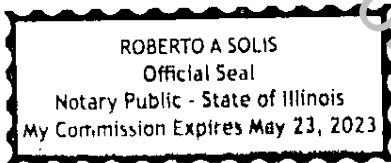
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Katherine Kania

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 25 day of September, 2020

[Signature]
Notary Public

(Seal)



My commission expires: 5/23/23

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

Daniel P. Scott
Chepov & Scott, LLC
5440 N Cumberland Ave. Suite 150
Chicago, IL 60656

or
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).