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Doc# 2032028094 Fee \$88.00

RHSP FEE: S9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

(Reserved for Recorders Use Only)

COOK COUNTY RECORDER OF DEEDS

DATE: 11/17/2020 02:08 PM PG: 1 OF 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Lisa J. Saul, Esq. 111 W. Washington, Ste. 1100 Chicago, IL 60601

MAIL REAL ESTATE TAX BILL TO:

Colin Monnier and Caroline Findley 2907 N. Worcott Ave., Unit C chicago, IL 60557

Chicago Title 70 GS 1375 OGYLP Tr

THE GRANTORS: Frie Nelson and Julie Nelson, husband and wife, of 2907 N. Wolcott

Ave., Unit C, Chicago, 17, 60657, for and in consideration of TEN AND 00/100THS (\$10.00)

DOLLARS and other good and valuable consideration in hand paid, CONVEY AND

WARRANT to Colin Monnie; and Common An unmassied man and Caroline Findle /* , the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit & an unmarried woman, is Jant Tenants

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

2907 N. Wolcott Ave., Unit C, Chicago, IL 60657

PIN:

14-30-222-116-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, sipe or other conduit.

REAL ESTATE TRANSFER TAX		01-Nov-2020	
APPEN APPEN	CHICAGO:	5,610.00	
	CTA:	2,244.00	
	TOTAL:	7,854.00 *	
		0.500.324.102	

	TOTAL:	7,854.00	i i		
14-30-222-116-0000	20201001640469	0-598-324-192	, ;	=	1 20
Total does not include	any applicable penalt	y or interest due.		14-30-222-116-0000	, -

-·· ·		01-Nov-2020
REAL ESTATE TRAN	SFER TAX COUNTY	f: 374.00
	ILLINOIS	5: 748.00
	TOTAL	L: 1,122.00
	2020100164046	59 1-429-861-344

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DATED this gin day of	;iober, 2	020.
Eric Nelson	Julie Nelson	
STATE OF Allinois); COUNTY OF (2015)	SS	

I, the undersigned, a Notary Fublic, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Eric Nelson and Julie Nelson, 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 individually acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Notary Public

NAME AND ADDRESS OF PREPARER:

Merit Law Group, Inc. Attorney at Law 150 N. Michigan Ave., Suite 2800 Chicago, IL 60601

Official Seal
Justine A Hausrier
Notary Public State of Illinois
My Commission Expires 03/(5/2)22

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LEGAL DESCRIPTION

Order No.: 20GST375064LP

For APN/Parcel ID(s): 14-30-222-116-0000

Lot 10 in Landmark Village-Unit One, being a Resubdivision of Lots 96 through 105, inclusive, Lot 107 and Lots 154 through 164, in W.M. Deering's Diversey Avenue Subdivision in the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, and part of vacated West George Street lying South of and adjacent to said Lots 154 through 164 and part of Lots 1 and 2 in Owner's Plat of part of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township ston ober 94.

Cook County Clerk's Office 14 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded July 16, 1994 as document oumber 94658101, in Cook County, Illinois.