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

EDWARD H. MOODY

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. Wolcott Ave., Unit C
chicago, IL 60657

(Reserved for Recorders Use Only)

Chicago Title

20651375064LP ✓

THE GRANTORS: Eric Nelson and Julie Nelson, husband and wife, of 2907 N. Wolcott Ave., Unit C, Chicago, IL 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 Monnier and Caroline Findley * ~~and Eric Nelson and Julie Nelson~~ An unmarried man and Caroline Findley *, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: an unmarried woman, ss Jant Tengnts

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, 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, pipe or other conduit.

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

14-30-222-116-0000 | 20201001640469 | 0-598-324-192

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

REAL ESTATE TRANSFER TAX		01-Nov-2020
	COUNTY:	374.00
	ILLINOIS:	748.00
	TOTAL:	1,122.00

14-30-222-116-0000 | 20201001640469 | 1-429-861-344

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

Property of Cook County Clerk's Office