

# UNOFFICIAL COPY

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

Doc#: 2032741206 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/24/2020 01:29 PM Pg: 1 of 3

Dec ID 20201001631333  
ST/CO Stamp 0-938-439-648 ST Tax \$241.00 CO Tax \$120.50  
City Stamp 0-514-094-048 City Tax: \$2,530.50

## WARRANTY DEED

### WHEN RECORDED MAIL TO:

Diane Irish  
207 E. 31<sup>st</sup> Street, Unit 2F  
Chicago, Illinois 60616

### SEND TAX BILLS TO:

Diane Irish  
207 E. 31<sup>st</sup> Street, Unit 2F  
Chicago, Illinois 60616

Above Space for Recorder's Use Only

The GRANTOR, Shohei Funakoshi, married to Keiai Kanaumi, of 66 Grant Circle, Unit E, Streamwood, Illinois 60107, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, Diane Irish, single, of 2901 S. King Drive, Chicago, Illinois 60616, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

Property Address: 207 E. 31<sup>st</sup> Street, Unit 2F and S-31 Chicago, IL 60616

Permanent Index Number: 17-34-103-074-1006 (2F); 17-34-103-074-1067 (S-31)

THIS IS NOT A HOMESTEAD PROPERTY FOR KEIAI KANAUMI.

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

HEREBY RELEASING ALL HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTOR, Shohei Funakoshi, has caused his name to be signed to this instrument, dated this 22<sup>nd</sup> of October, 2020.

  
Shohei Funakoshi

STATE OF ILLINOIS )  
                                  ) SS

REAL ESTATE TRANSFER TAX		31-Oct-2020
CHICAGO:		1,807.50
CTA:		723.00
TOTAL:		2,530.50 *

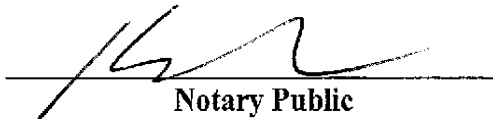
17-34-103-074-1006 | 20201001631333 | 0-514-094-048  
\* Total does not include any applicable penalty or interest due.

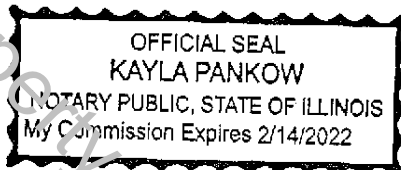
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COUNTY OF COOK )



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Shohei Funakoshi**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 22<sup>nd</sup> day of October, 2020.

  
Notary Public



My commission expires: 2/14/2022

REAL ESTATE TRANSFER TAX		31-Oct-2020
	COUNTY:	120.50
	ILLINOIS:	241.00
	TOTAL:	361.50
17-34-103-074-1006	20201001631533	0 308 439-648

**THIS INSTRUMENT WAS PREPARED BY:**

Hope F. Geldes  
Geldes Law, Ltd.  
1922 Home Ave.  
Berwyn, Illinois 60402

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BW20053688

Exhibit A

UNITS 2F AND 5-31, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SIGNATURE RESIDENCES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0920816007 IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-34-103-074-1006 - 2F, 17-34-103-074-1067 - S-31

For Informational Purposes only: 207 East 31st Street, Unit 2F, Chicago, IL 60616

Property of Cook County Clerk's Office