

UNOFFICIAL COPY

Doc#: 2033349220 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/30/2020 04:50 PM Pg: 1 of 2

WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

Doc ID 20201001614834
ST/CO Stamp 1-228-273-120 ST Tax \$420.00 CO Tax \$210.00
City Stamp 0-976-090-592 City Tax: \$4,410.00

THE GRANTOR, **DEWEY A. GOSNELL**, a single man, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, **JEFFREY A. DIRKIN**, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

** = a single man,*

PARCEL 1:

UNIT 2558 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VEST POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030115826 IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2558, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-12-423-067-1004

Address of Real Estate: 2558 W. Warren Blvd., Chicago, IL 60612

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions; covenants, conditions and restrictions of record, including but not limited to the condominium declaration; easements for public utilities; acts of the Grantee.

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.

AFTER RECORDING, MAIL TO:

Sherwood Law Group
218 N. Jefferson St., Suite 401
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey A. Dirkin
2558 W. Warren Blvd.
Chicago, IL 60612

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Dated this 30th day of September, 2020.

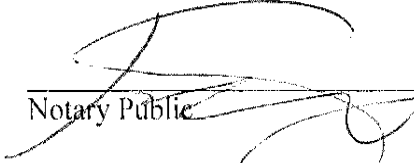
GRANTOR:


Dewey A. Gosnell


STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Dewey A. Gosnell, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 seal, this 30th day of September, 2020.


Notary Public



REAL ESTATE TRANSFER TAX		07-Oct-2020
	CHICAGO:	3,150.00
	CTA:	1,260.00
	TOTAL:	4,410.00
16-12-423-067-1004 20201001614834 0-976-090-592		

REAL ESTATE TRANSFER TAX		07-Oct-2020
	COUNTY:	210.00
	ILLINOIS:	420.00
	TOTAL:	630.00
16-12-423-067-1004 20201001614834 1-228-273-120		

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