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Doc#: 2035610025 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2020 10:49 AM Pg: 1 of 3

WARRANTY DEED

TENANTS BY THE ENTIRETY


892144 1 of 2 KJM

Dec ID 20200901689055
ST/CO Stamp 0-045-233-120 ST Tax \$935.00 CO Tax \$467.50
City Stamp 1-296-301-024 City Tax: \$10,511.73

REAL ESTATE TRANSFER TAX	19-Nov-2020
	CHICAGO: 7,012.50
	CTA: 2,805.00
	TOTAL: 9,817.50 *

14-19-310-048-1001 | 20200901689055 | 1-296-301-024

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

REAL ESTATE TRANSFER TAX	19-Nov-2020
	COUNTY: 467.50
	ILLINOIS: 935.00
	TOTAL: 1,402.50

14-19-310-048-1001 | 20200901689055 | 0-045-233-120

THE GRANTOR(S), Jeffrey Larson and Sharon Larson, as husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Jason H Bean and Laura Bean of 505 N. McClurg, Chicago, IL 60611, of the county of Cook of the State of Illinois, not as tenants in common, or as joint tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate:

* Husband and Wife


See Exhibit "A" attached hereto and made a part hereof

COMMONLY KNOWN AS: 2250 W Roscoe Street, Unit 1, Chicago IL 60618
PIN: 14-19-310-048-1001

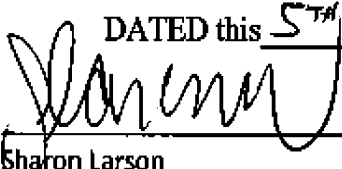
situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as tenants in common, or as joint tenants, but as TENANTS BY THE ENTIRETY.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; ~~existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments;~~ and general real estate taxes for 2020 and subsequent years.

DATED this 5TH day of September, 2020



Jeffrey Larson (SEAL)



Sharon Larson (SEAL)

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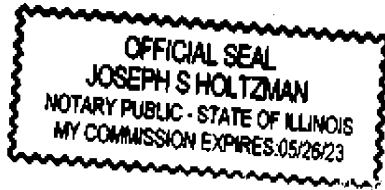
STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jeffrey Larson, Sharon Larson, personally known to me to be the same person(s) whose name(s) is/are 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.

WITNESS my hand and official seal this 5th day of September, 2020

Joseph S Holtzman
NOTARY PUBLIC



PREPARED BY:

Joseph S Holtzman
111 West Washington St. Suite 1550
Chicago, IL, 60602

MAIL TO:

Jason & Laura Bean
2250 W. Roscoe #1
Chicago IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Jason H Bean, Laura Bean
2250 W. Roscoe #1
Chicago, IL 60618

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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Exhibit A - Legal Description

PARCEL 1:

Unit No. 1 in the 2250 West Roscoe Street Condominium as delineated on a survey of the following described real estate: Lot 22 in Block 6 in C.T. Yerke's Subdivision of Blocks 33,34,25,26,41,42,43 and 44 in Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (Except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4) in Cook County, Illinois, Which survey is attached as Exhibit to the Declaration of Condominium recorded as document number 1624645033, together with its undivided percentage interest in the common elements, as amended from time to time.

PARCEL 2:

The exclusive right to the use of Parking Space P-1, the Metal Porch and the Wood Terrace, all limited common elements as set forth on the survey and as defined in the declaration of condominium aforesaid.

PARCEL 3:

The exclusive right to the use of Garage Roof Top Deck as set forth on the survey and as defined in the declaration of condominium aforesaid.