

UNOFFICIAL COPY

WARRANTY DEED
Individual to Individual



2035734105D

THE GRANTOR(S), **Todd Kisting, unmarried,**

Doc# 2035734105 Fee \$88.00

of the City of **Chicago**, County of **Cook**, State of **Illinois** for and in consideration of **TEN and No 100s (\$10.00) DOLLARS**, and other good and valuable consideration, in hand paid, **CONVEY(S)** and **WARRANT(S)** to:

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2020 11:12 AM PG: 1 OF 2

Blake Nielsen:

the following described Real Estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; and association declaration and bylaws, if any,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises, forever.

Permanent Index Numbers: **13-36-407-086-0100**

Address of Real Estate: **2512 W. Cortland St., Chicago, Illinois 60647**

DATED this 16 day of November, 2020



Todd Kisting (Seal)

(Seal)

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **Todd Kisting, unmarried**, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of November, 2020.





NOTARY PUBLIC

This instrument was prepared by Boniface F. Allocco, ALLOCCO, MILLER & CAHILL, P.C., 3409 N. Paulina, Chicago, IL 60657.

SEND TAX BILL TO: **Blake Nielsen, 2512 W. Cortland St., Chicago, Illinois 60647**

MAIL TO: **Magdalena A. Murzanski, DEBICKI LAW GROUP, 832 E. Rand Rd., #15, Mount Prospect, IL 60056**

Chicago Title
20ST03436NA/OH
10/3

S Y
P 2
S Y-1
M
SC
E
INT R

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 20ST03436NA



For APN/Parcel ID(s): 13-36-407-086-0000


Parcel 1:

The West 18.00 feet, except the North 74.83 feet thereof, of that part of Lots 42 to 50, taken together as a tract, in Block 2 in B. F. Jacob's Subdivision of Block 2 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, lying East of a straight line drawn at right angles to the South line of said tract from a point on said South line, 152.26 feet West of the Southeast corner of said tract, in Cook County, Illinois. .

Parcel 2:

Easements for the benefit of Parcel 1 as set forth in the Declaration of covenants, conditions, restrictions, easements and By-Laws for the Enclave Townhomes dated June 30, 2017 and recorded July 3, 2017 as document 1718419026.

REAL ESTATE TRANSFER TAX		19-Nov-2020
	COUNTY:	370.00
	ILLINOIS:	740.00
	TOTAL:	1,110.00
13-36-407-086-0000 20201101659244 2-116-221-920		

REAL ESTATE TRANSFER TAX		19-Nov-2020
	CHICAGO:	5,250.00
	CTA:	2,220.00
	TOTAL:	7,470.00
13-36-407-086-0000 20201101659244 1-323-426-852		

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