

151682 0 of 3

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WARRANTY DEED (Illinois)



THIS DEED is made as of the 9th day of December, 2020, by and between

Doc# 2100616020 Fee \$88.00

KRISTIN SMITH AND JASON T. WILLIAMS,
HUSBAND AND WIFE

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2021 10:10 AM PG: 1 OF 4

("Grantor," whether one or more),

and

REBECCA FONS AND
JACK C. NEWELL, HUSBAND AND WIFE
AND MARIANNE FONS, MARRIED AS
JOINT TENANTS

("Grantee," whether one or more)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 3-W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 444-46 OAKDALE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 21751215, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 446 W. OAKDALE, UNIT 3W, CHICAGO, IL 60657

PARCEL INDEX NUMBER (PIN): 14-28-113-029-1006 (VOL: 486)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

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subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2020 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 9 day of DECEMBER, 2020.

[Signature]
KRISTIN SMITH

[Signature]
JASON T. WILLIAMS

Prepared by: Rosenthal Law Group, LLC, 3730 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: JOSEPH M. KUSTECK ESQ
20527 S. LAURENCE RD FRANKFORD IL 60423

SEND SUBSEQUENT TAX BILLS TO: REBECCA FONS & JACK C. NEWELL
446 W. OAKDALE UNIT 3W, CHICAGO, IL 60657

OR RECORDER'S OFFICE BOX NO.

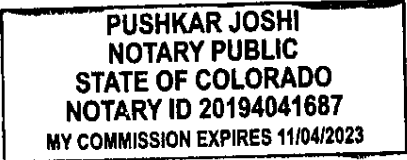
State of Colorado)
County of Adams) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that KRISTIN SMITH and JASON T. WILLIAMS, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 09 day of DEC, 2020.

Notary Public [Signature]

My Commission Expires: 11-04-2023



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REAL ESTATE TRANSFER TAX

17-Dec-2020



CHICAGO:

5,025.00

CTA:

2,010.00

TOTAL:

7,035.00 *

14-28-113-029-1006 | 20201201692442 | 1-862-545-376

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

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REAL ESTATE TRANSFER TAX

17-Dec-2020



COUNTY:	335.00
ILLINOIS:	670.00
TOTAL:	1,005.00

14-28-113-029-1006

| 20201201692442 |

0-042-151-904

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