

# UNOFFICIAL COPY



Doc# 2102712127 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/27/2021 03:51 PM PG: 1 OF 3

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Chi & Irv House LLC - 909 East 62nd Series  
330 N Jefferson Street, Unit 315B  
Chicago, IL 60661

(The Above Space for Recorder's Use Only)

THE GRANTOR Chi & Irv House LLC - 909 East 62nd Series, an Illinois limited liability company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Michael ~~S~~ Garrette, A Single Man, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 20-14-314-043-0000

Property Address: 909 E 62nd Street, Chicago, IL 60637


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**SUBJECT TO:** 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; and general real estate taxes not due and payable at the time of Closing.

Dated this 10 day of Dec, 2020.

20124406 1/2

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

  
\_\_\_\_\_  
Jeff Wang, Agent of Chi & Irv House LLC - 909 East 62nd Series


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STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF DU PAGE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeff Wang, Agent of Chi & Irv House LLC - 909 East 62nd Series 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 10<sup>th</sup> day of Dec, 2020.



  
\_\_\_\_\_  
Notary Public


THIS INSTRUMENT PREPARED BY  
Jeff Wang  
Wang & Associates, P.C.  
75 Executive Drive, Suite 106  
Aurora, IL 60504

MAIL TO:

Law Office of Elizabeth Sewruk  
466 Michelangelo  
Bolingbrook, IL 60440



SEND SUBSEQUENT TAX BILLS TO:

Michael S Garrette  
909 E 62nd Street  
Chicago, IL 60637

| REAL ESTATE TRANSFER TAX  |               | 28-Dec-2020       |
|---|---------------|-------------------|
|  | CHICAGO:      | 1,335.00          |
|   | CTA:          | 774.00            |
|   | <b>TOTAL:</b> | <b>2,709.00 *</b> |

20-14-314-043-0000 | 20201201696442 | 0-864-702-432

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

| REAL ESTATE TRANSFER TAX   |               | 28-Dec-2020   |
|--|---------------|---------------|
|   | COUNTY:       | 129.00        |
|  | ILLINOIS:     | 258.00        |
|  | <b>TOTAL:</b> | <b>387.00</b> |

20-14-314-043-0000 | 20201201696442 | 1-267-355-616

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THE WEST 20.05 FEET OF THE EAST 59.95 FEET OF LOTS 47,48, 49 AND 50, TAKEN AS A TRACT, IN BLOCK 8 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9 AND THE WEST HALF OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT 2 AND A HALF ACRES) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DREXEL COURT TOWNHOME ASSOCIATION RECORDED AS DOCUMENT NUMBER 0606644144.

Property of Cook County Clerk's Office