

# UNOFFICIAL COPY

Doc#: 2103521199 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/04/2021 12:52 PM Pg: 1 of 2

## Warranty Deed

ILLINOIS

Dec ID 20201101666129  
ST/CO Stamp 1-714-898-912 ST Tax \$255.00 CO Tax \$127.50  
City Stamp 1-178-028-000 City Tax: \$2,677.50

**FIDELITY NATIONAL TITLE**  
**OC20045604**

*Above Space for Recorder's Use Only*

THE GRANTORS Timothy Nichoff <sup>married to</sup> and Gwen Mallon, his wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Timothy Phillips of 1610 S. Halsted, #304 Chicago, Illinois, 60608 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page for legal description attached here to and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

\* PHILLIPS (KLS)

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-20-406-046-1112

Address of Real Estate: 1610 S Halsted St #304 Chicago Illinois 60608

The date of this deed of conveyance is 11/20/2020.

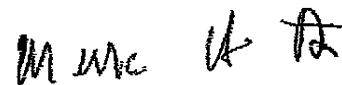
  
\_\_\_\_\_  
Timothy Nichoff

  
\_\_\_\_\_  
Gwen Mallon

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy Nichoff 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 11/20/2020.



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

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## LEGAL DESCRIPTION RIDER

For the premises commonly known as: 1610 S Halsted St #304

Chicago Illinois 60608

Permanent Index Number(s): 17-20-406-046-1012


### Legal Description:

PARCEL 1: UNIT 304 IN THE UNIVERSITY CROSSING LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 21, 22, 23, 24 AND 25 IN KAYLOR'S SUBDIVISION OF THE EAST 2 CHAINS OF THE NORTH 10 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625517077; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-14, AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0625517077.

REAL ESTATE TRANSFER TAX		20-Nov-2020
	CHICAGO:	1,912.50
	CTA:	765.00
	TOTAL:	2,677.50 *
17-20-406-046-1012   20201101666129   1-178-028-000		

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

SEND TAX BILLS +  
mail to after Recording:

Timothy Phillips  
1610 S. Halsted St, #304  
Chicago, IL 60608

REAL ESTATE TRANSFER TAX		20-Nov-2020
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50
17-20-406-046-1012   20201101666129   1-714-898-912		