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Doc#: 2103939072 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2021 09:25 AM Pg: 1 of 3

Dec ID 20201201601303
ST/CO Stamp 0-471-111-696 ST Tax \$391.00 CO Tax \$195.50
City Stamp 1-048-483-856 City Tax: \$4,105.50

WARRANTY DEED

THE GRANTOR, PAIGE ELISSA WESTBAY, AN UNMARRIED WOMAN, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOHN CLAFFY AND VERONICA ROSCOE *Single Woman*
** A Single Man*

(GRANTEE'S ADDRESS) 1030 N. State #30A, Chicago, IL 60611, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Exhibit A

Permanent Real Estate Index Number(s): 14-33-123-066-1026

Address(es) of Real Estate: 2128 N. Hudson Ave #304, Chicago, Illinois 60614-4555
Unit


TO HAVE AND TO HOLD SUCH PREMISES SUBJECT TO covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during those year(s).

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

Dated this 9th day of January 2021



Paige Westbay
Paige Elissa Westbay

Paige Westbay Elissa Westbay

REAL ESTATE TRANSFER TAX		15-Jan-2021
	CHICAGO:	2,932.50
	CTA:	1,173.00
	TOTAL:	4,105.50 *

14-33-123-066-1026 | 20201201601303 | 1-048-483-856

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

REAL ESTATE TRANSFER TAX		15-Jan-2021
	COUNTY:	195.50
	ILLINOIS:	391.00
	TOTAL:	586.50

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STATE OF ILLINOIS, COUNTY OF Do Page ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paige Elissa Westbay, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, ~~appeared before me this day in person~~, and acknowledged that they signed, sealed and delivered the said instrument as 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 9 day of January, 2021

 (Notary Public)



Prepared By: Mark C. Metzger
1807 W. Diehl Rd, Ste 105
Naperville, Illinois 60563

Mail To:
Mr. Frank Jaffe
Jaffe & Berlin, LLC
111 E. Washington St., Ste 900
Chicago, IL 60601

Name & Address of Taxpayer:
John Claffy
2128 N. Hudson Ave #304
Chicago, Illinois 60614-4555

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit 2128-304 in East Lincoln Park Village Condominium as delineated on a survey of the following described real estate: The South 1/2 of Lot 15 (Except that part taken for Lincoln Place) in the Subdivision of Lots 1 and 7 and the South 1/2 of Lot 2 in Block 21 in Canal Trustees Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian; Also the South 100 feet of Lot 13 in the Subdivision of Lot 3 in the Assessor's Division of Block 21 in Canal Trustees Subdivision of part of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian; Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0324732145 together with its undivided percentage interest in the common elements, All in Cook County, Illinois.

Parcel 2:

The Exclusive right to the use of Parking Space Number P-4, A limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid, and as Amended by First Amendment recorded as Document Number 0328319202.