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Doc# 2104028044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2021 12:28 PM PG: 1 OF 3

WARRANTY DEED

ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

James F. Best
500 W. Superior St.
Unit 610
Chicago, IL 60654

(The Above Space for Recorder's Use Only)

THE GRANTOR James F. Best, a _____ man, of 500 W. Superior St., Unit 610, Chicago, IL 60654 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 Brian Schaffer a married man. & _____ of, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

& Michelle Schaffer a married woman and Jake Schaffer a single man
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" as joint tenants

Permanent Index Number(s): 17-09-222-020-1319


Property Address: 630 N. Franklin St., Unit P-150, Chicago, IL 60654

NOT A HOMESTEAD PROPERTY.

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 24 day of November, 2020.
James F. Best
James F. Best

REAL ESTATE TRANSFER TAX		01-Dec-2020
	CHICAGO:	135.00
	CTA:	54.00
	TOTAL:	189.00

17-09-222-020-1319 | 20201201674336 | 2-032-568-288

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

REAL ESTATE TRANSFER TAX		01-Dec-2020
	COUNTY:	9.00
	ILLINOIS:	18.00
	TOTAL:	27.00

17-09-222-020-1319 | 20201201674336 | 0-086-411-232

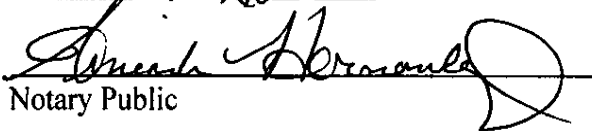
ATA

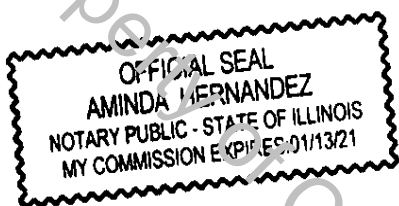
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STATE OF ILLINOIS)
) SS,
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James F. Best 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 he signed, sealed and delivered in the instrument as his 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 24th day of Nov, 2020.


Notary Public



THIS INSTRUMENT PREPARED BY
Eileen Pearse
Ciesla & Pearse, PC
1755 S. Naperville Rd., Suite 100
Wheaton, IL 60189

MAIL TO:

MARC CERVANTES
100 N. VASQUEZ #2207
CHICAGO, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

SAKE
~~Brian Schaffer~~
630 N. Franklin St.
Unit P-150
Chicago, IL 60654

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EXHIBIT A LEGAL DESCRIPTION

UNIT P-150 IN THE 630 N. FRANKLIN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0529303035, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Property of Cook County Clerk's Office