

UNOFFICIAL COPY



21048190590

Doc# 2104819059 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2021 02:59 PM PG: 1 OF 2

WARRANTY DEED
ILLINOIS STATUTORY

21000030089

1042

THE GRANTOR, Anthony Largo, an unmarried man, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, Ryan E. Plunkett and Courtney E. Harfmann, Husband and Wife, not as joint tenants or tenants in common, but as tenants by the entirety of the City of Chicago, Cook County, Illinois, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Parcel 1:

Unit Number 1 in the 2421 North Sawyer Residential Condominium, as delineated on a survey of the following described Tract of land: The West 117.0 feet of Lot 31 in Block 7 in Hitt and other Subdivision of 39 Acres on the East side of the East 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 0418119091, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

Unit Number P-3 and P-4 in the 2421 North Sawyer Parking Condominium as delineated on a survey of the following described Tract of Land: Lot 31 (Except the West 117.0 feet) in Block 7 in Hitt and others Subdivision of 39 Acres on the East side of the East 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as document number 0421110086, together with its undivided percentage interest in the common elements in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessment confirmed and unconfirmed; condominium declarations and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 2421 N Sawyer, Unit 1, Chicago, IL 60647

Address(es) of Real Estate: 13-26-429-037-1001, 13-26-429-038-1003, 13-26-429-038-1004

UNOFFICIAL COPY

TO HAVE AND TO HOLD said premises forever.

11 day of February, 2021

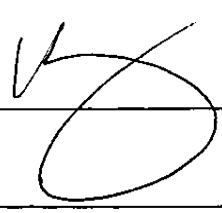


Anthony Largo

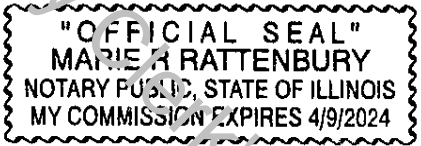
STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Anthony Largo, unmarried, GRANTOR, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of February, 2021




(Notary Public)



Prepared by:

Matthew R. Gallagher
Gallagher Niemeyer & Abrams, LLC
5773 N Lincoln Ave
Chicago, IL 60659



REAL ESTATE TRANSFER TAX		17-Feb-2021
	CHICAGO:	2,812.50
	CTA:	1,125.00
	TOTAL:	3,937.50 *

13-26-429-037-1001 | 20210201639365 | 0-525-831-184

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

Mail To and Name and Address of Taxpayer:

Ryan Plunkett
2421 N. Sawyer Ave
Unit 1
Chicago, IL 60647

REAL ESTATE TRANSFER TAX		17-Feb-2021
	COUNTY:	187.50
	ILLINOIS:	375.00
	TOTAL:	562.50

13-26-429-037-1001 | 20210201639365 | 0-346-033-168