

# UNOFFICIAL COPY

Doc#: 2105307040 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/22/2021 07:51 AM Pg: 1 of 4

Dec ID 20201201602754  
ST/CO Stamp 1-537-318-880 ST Tax \$430.00 CO Tax \$215.00  
City Stamp 0-221-208-544 City Tax: \$4,515.00

## RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

**OC20047620**

Property of Cook County Clerk's Office

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## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Amy Richards

FIDELITY NATIONAL TITLE 0200471020  
1012

(The Above Space for Recorder's Use Only)

THE GRANTOR Amy Richards, A Married Woman, of 157 Beech Drive, Lake Zurich, IL., 60047, 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 Jennifer Green and Timothy K. Miura, wife and husband as tenants by the entirety, of, 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): 13-24-404-181-0000


Property Address: 3249 N. Washtenaw Ave, Chicago, IL 60618

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 4 day of 12, 2020.

  
\_\_\_\_\_  
Amy Richards

  
\_\_\_\_\_  
Derek Chamberlain

\* This does not constitute home street property as to Derek Chamberlain.

REAL ESTATE TRANSFER TAX	30-Dec-2020
CHICAGO:	3,225.00
CTA:	1,280.00
<b>TOTAL:</b>	<b>4,515.00 *</b>

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

REAL ESTATE TRANSFER TAX	30-Dec-2020
COUNTY:	215.00
ILLINOIS:	430.00
<b>TOTAL:</b>	<b>645.00</b>

13-24-404-181-0000 | 20201201602754 | 1-697-918-880

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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF ~~WILL~~ Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amy Richards and DEREK CHAMBERLAIN 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 she signed, sealed and delivered in the instrument as her 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 4 day of 12, 2020.

Thomas Schaefer  
Notary Public



**THIS INSTRUMENT PREPARED BY**

Gary K. Davidson  
Castle Law  
1 Fairlane Drive  
Joliet, IL 60435

**MAIL TO:**

Jason Christopoulos  
227 W Monroe  
2650  
Chicago, IL 60606

**GRANTEE'S ADDRESS &  
SEND SUBSEQUENT TAX BILLS TO:**

Jennifer Green  
3249 N. Washtenaw Ave  
Chicago, IL 60618

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## EXHIBIT A

**Order No.:** OC20047620

**For APN/Parcel ID(s):** 13-24-404-181-0000

**For Tax Map ID(s):** 13-24-404-181-0000

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PARCEL 1: THE WEST 17.05 FEET OF THE WEST 35.94 FEET (AS MEASURED AT RIGHT ANGLES) OF LOT 8 IN THE BOATYARD AT BELMONT AND THE RIVER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1988 AS DOCUMENT NUMBER 08163174, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS ALL WALKWAYS, PRIVATE ROADS AND DRIVEWAYS LOCATED ON THE COMMUNITY AREA AS CONTAINED IN COMMUNITY DECLARATION FOR BELMONT RIVER CLUB RECORDED MARCH 1, 2000 AS DOCUMENT 00148623, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON THE TOWNHOME COMMON AREA AS CONTAINED IN DECLARATION FOR BELMONT RIVER CLUB TOWNHOMES RECORDED MARCH 1, 2000 AS DOCUMENT 00148624, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office