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206ND035 WDRM
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Doc#: 2105401223 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2021 10:20 AM Pg: 1 of 7

Dec ID 20201201697777
ST/CO Stamp 2-133-032-976 ST Tax \$107.00 CO Tax \$53.50
City Stamp 1-596-162-064 City Tax: \$1,123.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

JRD, LLC
3115 W. Augusta Blvd.
Chicago, IL 60622

MAIL REAL ESTATE TAX BILL TO:

JRD, LLC
3115 W. Augusta Blvd.
Chicago, IL 60622

(Reserved for Recorders Use Only)

THE GRANTORS: Gary Michael Barron, Michael T. Barron, David S. Barron, Nicholas R. Barron and Christopher Sitkiewicz, of 2729 W. Polk St., Unit 3, Chicago, IL 60612, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **JRD, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2729 W. Polk St., Unit 3, Chicago, IL 60612
PIN: 16-13-412-049-1003

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

THIS IS NOT HOMESTEAD PROPERTY FOR ANY OF THE GRANTORS

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DATED this 22 day of December, 2020



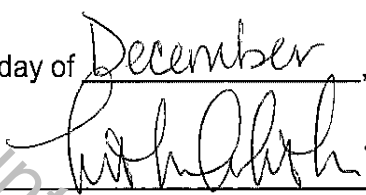
Christopher Sitkiewicz

STATE OF Illinois)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Christopher Sitkiewicz**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 22nd day of December, 2020.





Notary Public

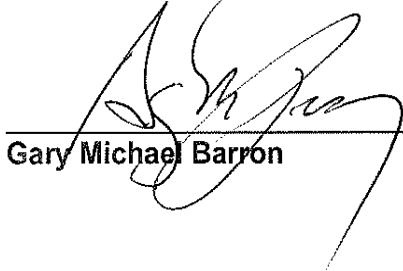
NAME AND ADDRESS OF PREPARER:

Trisha Chokshi
Chokshi Filippone Law LLC
401 E. Prospect Ave., Suite 211
Mount Prospect, IL 60056

Cook County Clerk's Office

UNOFFICIAL COPY

DATED this 19th day of December, 2020.

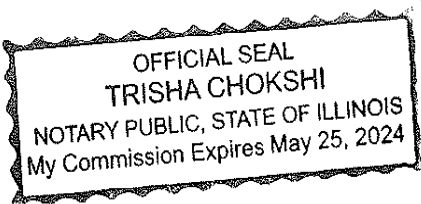


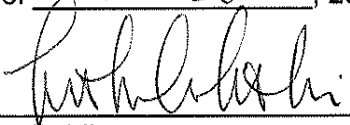
Gary Michael Barron

STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Gary Michael Barron**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 19th day of December, 2020.





Notary Public

NAME AND ADDRESS OF PREPARER:
Trisha Chokshi, Esq.
Chokshi Filippone Law LLC
401 E. Prospect Ave., Suite 211
Mount Prospect, IL 60056

Cook County Clerk's Office

UNOFFICIAL COPY

DATED this 19th day of December, 2020.

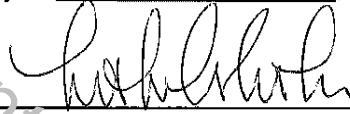


David S. Barron

STATE OF Illinois)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **David S. Barron**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 19th day of December, 2020


Trisha Chokshi
Notary Public

NAME AND ADDRESS OF PREPARER:

Trisha Chokshi, Esq.
Chokshi Filippone Law LLC
401 E. Prospect Ave., Suite 211
Mount Prospect, IL 60056

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 20GND039006RM

For APN/Parcel ID(s): 16-13-412-049-1003

UNIT 3 IN 2729 W. POLK CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 12 IN BLOCK 2 IN A. J. ALEXANDER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH HALF AND THE SOUTHEAST QUARTER, BOTH OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0423734028, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office