

UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY



21056160150

Doc# 2105616015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/25/2021 10:53 AM PG: 1 OF 3

THE GRANTOR, Nancy L. Peek, Trustee of the Nancy L. Peek Revocable Living Trust dated September 29, 2011, of the City of Valparaiso, County of Porter, State of Indiana, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Zachary McClard (Grantee's Address) 365 Halsted St., Chicago, Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Real Estate Index Number(s): 17-17-105-064-1031

Address of Real Estate: 15 S. Throop St, 501, Chicago, IL, 60607

Dated this 23rd day of December, 2020

Nancy L. Peek - Trustee
Nancy L. Peek, Trustee of the Nancy L. Peek
Revocable Living Trust dated September 29, 2011

REAL ESTATE TRANSFER TAX		04-Jan-2021
	COUNTY:	243.50
	ILLINOIS:	487.00
	TOTAL:	730.50
17-17-105-064-1031 20201201696401 1-930-919-904		

REAL ESTATE TRANSFER TAX		04-Jan-2021
	CHICAGO:	3,652.50
	CTA:	1,461.00
	TOTAL:	5,113.50
17-17-105-064-1031 20201201696401 1-843-363-808		
* Total does not include any applicable penalty or interest due.		

206ND144014VH
1 of 2 new
Chicago Title

Y
3
Y-1
SC
E
INT A

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Nancy L. Peek**, personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said 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.

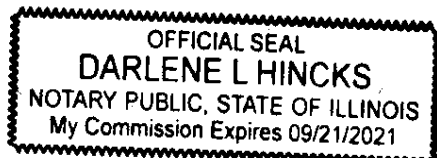
Given under my hand and official seal, this 23rd day of December 2020

Darlene L. Hincks

(Notary Public)

Prepared By:

Scott, Puma, 175 E. Hawthorne Pkwy, Suite 145, Vernon Hills, 60061



Mail To:

Dennis Gianopolus
Attorney at Law
16511 Torrence Ave.
Lansing, IL 60438

Name and Address of Taxpayer:

Zachary McClard
15 S. Throop St, 501, Chicago, IL, 60607

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 501 IN 15 S. THROOP CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: LOTS 1 AND 2 IN SUBDIVISION OF SUB-LOTS 13 TO 17 AND PART OF ALLEY IN SUB-LOT 6 OF BLOCK 3 OF CANAL TRUSTEE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE SOUTH 95.46 FEET), IN COOK COUNTY, ILLINOIS AND LOTS 8 THROUGH 12, INCLUSIVE, IN MCCORMICK'S SUBDIVISION OF LOT 6 OF BLOCK 3 OF CANAL TRUSTEES SUBDIVISION IN THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0001007378, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B-13, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0001007378.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-19, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001007378.

Permanent Real Estate Index Number(s): **17-17-105-064-031**

Address of Real Estate: **15 S. Throop St, 501, Chicago, IL, 60607**

Property of Cook County Clerk's Office