

UNOFFICIAL COPY

Doc#: 2106221255 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2021 11:32 AM Pg: 1 of 3

Dec ID 20201101671304
ST/CO Stamp 0-449-270-800 ST Tax \$218.50 CO Tax \$109.25
City Stamp 0-327-607-312 City Tax: \$2,294.25

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS, ALICIA R. SAMP and SUNIL IYER, Wife and Husband, of the City of SAN FRANCISCO, County of San Francisco, State of California for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to JOHN H. GRAY, Jr., of 2051 W. MORSE AVE., CHICAGO, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

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, terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

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

Permanent Real Estate Index Number(s): 14-20-118-046-1009

Address(es) of Real Estate: 3765 N. MAGNOLIA AVE. #3, CHICAGO, IL 60613

Dated this 14th day of January, 20 21


ALICIA R. SAMP


SUNIL IYER

ALICIA SAMP

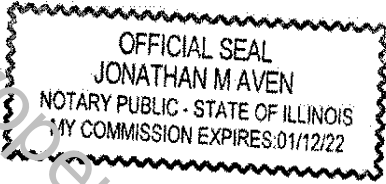
SUNIL IYER

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STATE OF ILLINOIS, COUNTY OF COOK _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ALICIA R. SAMP and SUNIL IYER 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 acknowledged that they signed, sealed 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 14 day of January, 20 20



[Signature] (Notary Public)

Prepared by:
LAW OFFICES OF JONATHAN M. AVEN
180 N. MICHIGAN AVE. #2105
CHICAGO, IL 60601

Mail to:
IRA PILTZ
8170 MCCORMICK BLVD #116
SKOKIE, IL 60076

Name and Address of Taxpayer:
JOHN H. GRAY, Jr.
3765 N. MAGNOLIA AVE. #3
CHICAGO, IL 60613

Property of Cook County Clerk's Office



First American

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: AF1003414

Exhibit A

Commitment File No.: AF1003414

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

UNIT 9 IN MAGNOLIA GRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 51 AND 52 IN MILLER'S SUBDIVISION OF BLOCK 7 AND THAT PART WEST OF RACINE AVENUE OF BLOCK 8 OF EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25-99198 TOGETHER WITH ITS UNDER PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Note: For informational purposes only, the land is known as :

3765 N Magnolia Ave, 3
Chicago, IL 60613

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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