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WARRANTY DEED
Illinois Statutory



2107412058D

THE GRANTOR(S), **John Grothaus and Justyna Grothaus, husband and wife,**

Doc# 2107412058 Fee \$93.00

of the City of **Chicago**, County of **Cook**, State of Illinois for and in consideration of TEN and No 100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to:

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2021 11:33 AM / PG: 1 OF 2

Patrick Eugene Smith

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION


SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and condominium declaration and bylaws, if any,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises, forever.

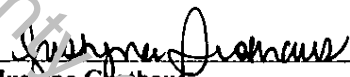
Permanent Index Numbers: **17-06-213-056-1001**

Address of Real Estate: **1742 W. Beach St., #1, Chicago, Illinois 60622**

DATED this 6 day of January, 2021



John Grothaus (Seal)



Justyna Grothaus (Seal)

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **John Grothaus and Justyna Grothaus, husband and wife**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 6 day of January, 2021.





NOTARY PUBLIC

This instrument was prepared by Boniface F. Allocco, ALLOCCO, MILLER & CAHILL, P.C., 3409 N. Paulina, Chicago, IL 60657

SEND TAX BILL TO: **Patrick Eugene Smith, 1742 W. Beach St., #1, Chicago, Illinois 60622**

MAIL TO: **Matthew Quirk
900 North Shore Dr. #166
Lake Bluff IL 60044**

Chicago Title
205T 03 950 NA / GNT R
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LEGAL DESCRIPTION



Order No.: 20ST03950NA


For APN/Parcel ID(s): 17-06-213-056-1001

Unit 1 in the 1742 W. Beach Condominium as delineated on a survey of the following described real estate:

Lot Thirty Six (36) in Block Seven (7) in McReynold's Subdivision of a part of the East Half of the North East Quarter of Section Six (6), Township Thirty-Nine (39) North, Range Fourteen (14), 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 0507445087; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		12-Jan-2021
	COUNTY:	310.50
	ILLINOIS:	621.00
	TOTAL:	931.50
17-06-213-056-1001 20210101605187 1-226-180-624		

REAL ESTATE TRANSFER TAX		12-Jan-2021
	CHICAGO:	4,657.50
	CTA:	1,833.00
	TOTAL:	6,490.50 *
17-06-213-056-1001 20210101605187 0-375-051-216		

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