

# UNOFFICIAL COPY

This instrument prepared by, and after recording, please return to:

Harrison & Held, LLP  
333 West Wacker Drive, Suite 1700  
Chicago, Illinois 60606  
Attention: Mary-Ann Wilson

Send Subsequent Tax Bills to:

Tankster LLC  
4517 North Beacon, Unit 1  
Chicago, Illinois 60640  
Attn: Jacqueline Taylor

Commonly known as:

4517 N. Beacon Street, Unit #3  
Chicago, Illinois 60640

Property Index Numbers:

14-17-116-024-1003



\*21075570020\*

Doc# 2107557002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/16/2021 09:30 AM PG: 1 OF 5

## WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Jacqueline Taylor, a single woman, of 4517 N. Beacon Street, Chicago, Illinois 60640, for and in consideration of the sum of Ten Dollars and No/100ths (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS unto Tankster LLC, an Illinois limited liability company, of 4517 N. Beacon Street, Unit 1, Chicago, Illinois 60640, all interest in that certain real estate situated in the County of Cook, in the State of Illinois, and legally described as follows:

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4517 BEACON CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020669061, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1, P-2, P-3, S-1 AND B-3, LIMITED COMMON ELEMENTS, AS SET FORTH AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020669061.

Street Address of Property: 4517 N. Beacon Street, Unit #3, Chicago, Illinois 60640  
PIN: 14-17-116-024-1003

### REAL ESTATE TRANSFER TAX

15-Mar-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-17-116-024-1003 | 20210301665870 | 1-353-435-664

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

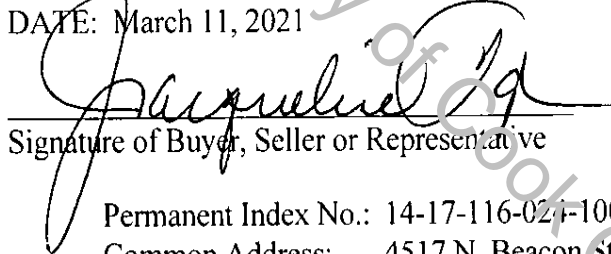
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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 31-45 REAL ESTATE TRANSFER TAX LAW

DATE: March 11, 2021

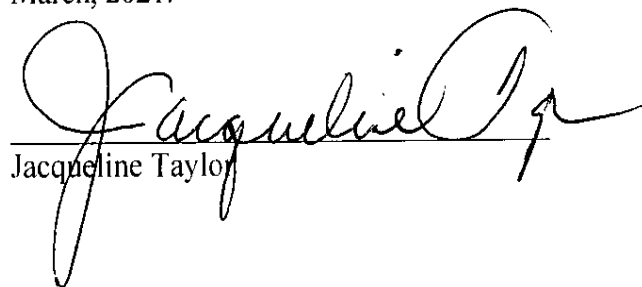
  
Signature of Buyer, Seller or Representative

Permanent Index No.: 14-17-116-024-1003

Common Address: 4517 N. Beacon St., Unit #3, Chicago, Illinois 60640

And said GRANTOR hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

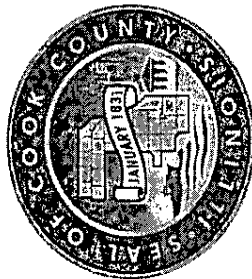
IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal this 11<sup>th</sup> day of March, 2021.

  
Jacqueline Taylor

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REAL ESTATE TRANSFER TAX

16-Mar-2021



COUNTY:

ILLINOIS:

TOTAL:

0.00

0.00

0.00

14-17-116-024-1003

20210301665870

0-163-080-720

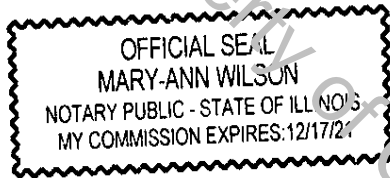
Property of Cook County Clerk's Office

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State of Illinois     )  
                                   ) ss.  
 County of Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JACQUELINE TAYLOR, 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 said instrument as her free and voluntary act for the uses and purposes therein set forth in the capacity stated.

Given under my hand and official seal this 11<sup>th</sup> day of March, 2021.



*Mary-Ann Wilson*

Notary Public

My Commission Expires: 12/17/21

This instrument was prepared by Mary-Ann Wilson, Esq., Harrison & Held, LLP, 333 West Wacker Drive, Suite 1700, Chicago, Illinois 60606, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

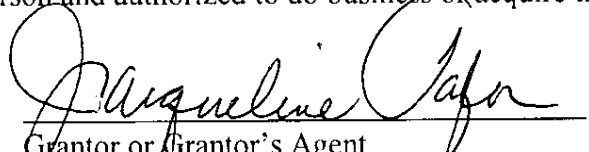
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

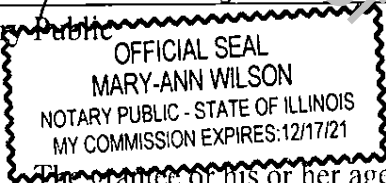
Dated: March 11, 2021

Signed:

  
Grantor or Grantor's Agent

Subscribed and Sworn to before me on  
this 11<sup>th</sup> day of March, 2021.

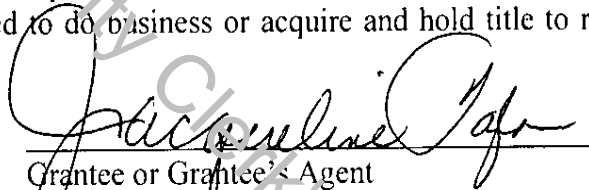
  
Notary Public



The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

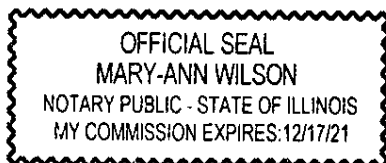
Dated: March 11, 2021

Signed:

  
Grantee or Grantee's Agent

Subscribed and Sworn to before me on  
this 11<sup>th</sup> day of March, 2021.

  
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.