

# UNOFFICIAL COPY

Chicago Title / Ram  
20CSC001096 LP  
(182)



Doc# 2107816011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/19/2021 09:44 AM PG: 1 OF 3

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**Individual**

THE GRANTOR, MARCIA R. WALKER, a married woman, married to CHRISTOPHER WALKER, of 1754 N. Hoyne Ave., of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MATTHEW S. POTTER and BRITTANY L. POTTER, husband and wife, as TENANTS BY THE ENTIRETY, of 949 North Wolcott Ave., Apt 2R, Chicago, IL 60622, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

LOT 6 IN BLOCK 4 IN BROADWELL'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; 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.

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): 14-31-321-020-0000.  
Address(es) of Real Estate: 1754 N. Hoyne Ave., Chicago, IL 60647.

Dated this 7th day of January, 20 21

MARCIA R. WALKER

CHRISTOPHER WALKER  
(Signing to Release Homestead Rights)

S 4  
P 3  
S 41  
SC  
INT JP

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARCIA R. WALKER and CHRISTOPHER WALKER, 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 in the 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 notarial seal, this 7<sup>th</sup> day of January, 2021.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

**Prepared by:**

Richard C. Spain, Esq.  
Spain, Spain & Varnet P.C.  
33 N. Dearborn Street, Suite 2220  
Chicago, IL 60602

**Mail To:**

Kimberly Palmisano, Esq.  
Palmisano & Moltz  
19 S. LaSalle #900  
Chicago, IL 60603

**Name and Address of Taxpayer:**

MATTHEW S. POTTER and BRITTANY L. POTTER  
1754 N Hoyne Ave  
Chicago, IL 60644

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARCIA R. WALKER and CHRISTOPHER WALKER, 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 in the 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 notarial seal, this 7<sup>th</sup> day of January, 2021.



*[Signature]*  
\_\_\_\_\_  
Notary Public

**Prepared by:**


Richard C. Spain, Esq.  
Spain, Spain & Varnet P.C.  
33 N. Dearborn Street, Suite 2220  
Chicago, IL 60602

**Mail To:**

Kimberly Palmisano, Esq.  
Palmisano & Moltz  
19 S. LaSalle #900  
Chicago, IL 60603



**Name and Address of Taxpayer:**

MATTHEW S. POTTER and BRITTANY L. POTTER  
1754 N Hoyne Ave  
Chicago, IL 60647

REAL ESTATE TRANSFER TAX		11-Jan-2021
	CHICAGO:	8,100.00
	CTA:	3,240.00
	<b>TOTAL:</b>	<b>11,340.00 *</b>

14-31-321-020-0000 | 20210101606101 | 0-211-869-712

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

REAL ESTATE TRANSFER TAX		11-Jan-2021
	COUNTY:	540.00
	ILLINOIS:	1,080.00
	<b>TOTAL:</b>	<b>1,620.00</b>

14-31-321-020-0000 | 20210101606101 | 1-842-712-592