

UNOFFICIAL COPY

Chicago Title Insurance Company
Warranty DEED
ILLINOIS STATUTORY

Doc# 2107825029 Fee \$88.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK
 DATE: 03/19/2021 12:18 PM PG: 1 OF 3

THE GRANTOR(S), FRED CABRERA, A SINGLE MAN, and GAVIN GRAHAM, A SINGLE MAN, of 1161¹⁵ Addison St., in the City of Valley Village, Los Angeles County, State of California, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to SETH TAUTE and BRITTANY TAUTE, HUSBAND AND WIFE, as Tenants by the Entirety, of 1901 W. Fletcher St., Unit G, in the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

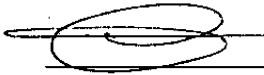
SUBJECT TO:

General Taxes for the Years 2020 and subsequent years, and to the covenants, conditions, restrictions, and easements of record.

Permanent Real Estate Index Number(s): 14-30-223-095-0000
Address of Real Estate: 2928 N. Wood St., Unit C, Chicago, IL 60657

Dated this 5 day of January 2021


 Fred Cabrera Alfred Cabrera


 Gavin Graham

CTI: 2065A 621052UP 1 of 2 SM

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ~~Fred~~ Fred Cabrera, personally known to me to be the same person(s) whose name(s) is 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 5th day of January, 2021

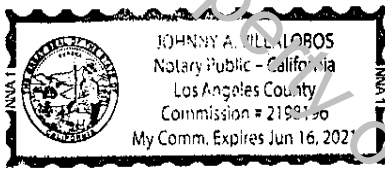
CA Acknowledgment

Attached

(Notary Public)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gavin Graham, personally known to me to be the same person(s) whose name(s) is 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 5th day of January, 2021



CA Acknowledgment

Attached

(Notary Public)

Prepared By: Alexander T. Muhtar, Esq.
1 E. Wacker Dr., Suite 2350
Chicago, IL 60601

Mail To:

Seth + Brittany Tate
2925 N Wood St Unit C
Chicago IL 60657
Name & Address of Taxpayer:
Same as above

REAL ESTATE TRANSFER TAX

14-Jan-2021



COUNTY: 300.00
ILLINOIS: 600.00
TOTAL: 900.00

14-30-223-095-0000 | 20210101605718 | 0-110-594-954

REAL ESTATE TRANSFER TAX

14-Jan-2021



CHICAGO: 4,500.00
CTA: 1,800.00
TOTAL: 6,300.00 *

14-30-223-095-0000 | 20210101605718 | 0-184-436-752

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

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CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 20GSA621052LP

For APN/Parcel ID(s): 14-30-223-095-0000

PARCEL 1:

THE EAST 18.79 FEET OF THE WEST 118.16 FEET OF LOT 5 IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT NUMBER 09079864, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 2000 AS DOCUMENT NUMBER 00970524.

Property Clerk's Office

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CALIFORNIA ACKNOWLEDGMENT

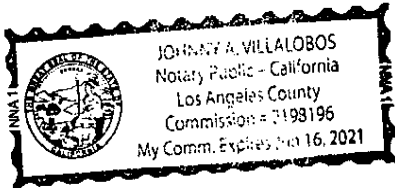
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On January 5, 2021 before me, Johnny A. Villalobos, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Fred Cabrera and Gavin Graham
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____