

UNOFFICIAL COPY

WARRANTY DEED
Warranty Deed
Statutory (Illinois)

Doc#: 2108307516 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2021 01:30 PM Pg: 1 of 3

Dec ID 20210201646473
ST/CO Stamp 0-588-218-896 ST Tax \$2,675.00 CO Tax \$1,337.50
City Stamp 0-254-088-208 City Tax: \$28,087.50

THE GRANTOR, 1249 W. Cornelia LLC, an Illinois Limited Liability Corporation, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS TRANSFERS and WARRANTS to Shawn* and Amber Carpenter, as husband and wife ~~As~~ As Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

CARPENTER
STC107753365
IAI

FOR LEGAL DESCRIPTION


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1249 W. Cornelia Ave., Chicago, IL 60657
P.I.N. 14-20-314-004-0000

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the years 2019 and 2020.



****THIS IS NOT HOMESTEAD PROPERTY****

ACKNOWLEDGEMENTS TO FOLLOW

REAL ESTATE TRANSFER TAX	25-Feb-2021
	
CHICAGO:	20,062.50
CTA:	8,025.00
TOTAL:	28,087.50 *

14-20-314-004-0000 | 20210201646473 | 0-254-088-208

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

REAL ESTATE TRANSFER TAX	05-Mar-2021
 	
COUNTY:	1,337.50
ILLINOIS:	2,675.00
TOTAL:	4,012.50

14-20-314-004-0000 | 20210201646473 | 0-588-218-896

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Dated this 11 day of February, 2021

1249 W. Cornelia LLC

By: _____

Name: 1249 W. Cornelia LLC

Josue Sabillon-Manager

STATE OF ILLINOIS

COUNTY OF COOK

} ss.

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY, that Josue Sabillon, of 2711 W. Logan, Chicago, IL 60647, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of February, 2021.

Seth Kaplan

Notary Public



**THIS INSTRUMENT
PREPARED BY:**

Rudolph Kaplan, LLC
738 Wells
Chicago, IL 60654

WHEN RECORDED

RETURN TO:

Shawn & Amber Carpenter

1249 W. Cornelia
Chicago, IL 60657

SEND FUTURE TAX

BILLS TO:

Shawn & Amber Carpenter

1249 W. Cornelia
Chicago, IL 60657

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Lot 4 in John McLaren's Resubdivision of the North 1/2 of Block 5 in Oliver's Subdivision of the Northeast 1/4 of the Southwest 1/4 of Section 20 Township 40 North Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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

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008UN-ALTA Commitment For Title Insurance (8/1/16)

