

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc# 2108312374 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2021 01:51 PM Pg: 1 of 3

Dec ID 20210201646959
ST/CO Stamp 0-260-529-168 ST Tax \$615.00 CO Tax \$307.50
City Stamp 1-735-797-776 City Tax: \$6,457.50

single
THE GRANTOR, David B. Bijur, of 1735 N. Hoyne, Chicago, IL 60647,
for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration
in hand paid, CONVEYS, TRANSFERS and WARRANTS to Kelly Ryan and Ryan Scheck, as
joint tenants of *Chicago, Illinois*, the following
described Real Estate situated in the County of Cook in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION

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

Property Address: 2111 W. Churchill Ave. #308, Chicago, IL 60647
P.I.N. 14-31-321-062-1034, 14-31-321-062-1057, 14-31-321-062-1058

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:	4,612.50
CTA:	1,845.00
TOTAL:	6,457.50 *

14-31-321-062-1034 | 20210201646959 | 1-735-797-776

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

REAL ESTATE TRANSFER TAX

05-Mar-2021



COUNTY:	307.50
ILLINOIS:	615.00
TOTAL:	922.50

14-31-321-062-1034 | 20210201646959 | 0-260-529-168

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Dated this 22nd day of February, 2021

David B. Bijur

By: [Signature]
Name: David B. Bijur

STATE OF ILLINOIS

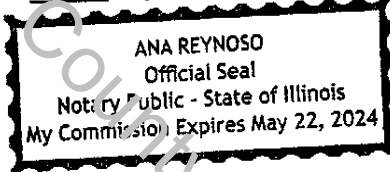
COUNTY OF COOK

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David B. Bijur, 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 22 day of February, 2021.

[Signature]
Notary Public



**THIS INSTRUMENT
PREPARED BY:**

Rudolph Kaplan LLC
738 Wells
Chicago, IL 60654

**WHEN RECORDED
RETURN TO:**

Kelly Ryan and Ryan F Scheck
2111 W Churchill Ave Unit 308
Chicago, IL 60647

**SEND FUTURE TAX
BILLS TO:**

Kelly Ryan and Ryan F Scheck
2111 W Churchill Ave Unit 308
Chicago, IL 60647

UNOFFICIAL COPY**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Units 308, P-18 and P-19 in Churchill Row Lofts Condominium as delineated on a survey of the following described real estate:
Lots 1 to 12 (excepting from said Lots 11 and 12 that part described as follows: Beginning at the Northwest Corner of said Tract; Thence East, along the North Line of said Tract, 47.00 feet; Thence South, at Right Angles to the last described line, 47.57 feet to the West line of said Tract; Thence North, 62.00 feet to the point of beginning) in Dickenson's Subdivision of Lots 1 to 8, inclusive, in Block 21 in Young Trustee's Subdivision of that part of Blocks 21 and 22 in Pierces Addition to Holstein, lying North of the North line of Railroad Right of Way, also Lots 1, 2, 3 and 4 and the North 12 feet of Lot 5 in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, together with vacated alleys adjoining said Lots, said premises being also described as being at the Southwest corner of Churchill Street and North Hoyne Avenue, in Cook County, Illinois;
Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0020914084, together with its undivided percentage interest in the common elements.

Parcel 2:

The (Exclusive) right to the use of Storage Space 1, A Ltd common elements as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0020914084.

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)

