

# UNOFFICIAL COPY

Doc#: 2108320186 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/24/2021 09:41 AM Pg: 1 of 3

Dec ID 20210201638365  
ST/CO Stamp 0-926-646-800 ST Tax \$560.00 CO Tax \$280.00  
City Stamp 1-580-305-424 City Tax: \$5,880.00

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual**

THE GRANTOR, William Forrest Sylvester and Anna Louise Sylvester, formerly known as Anna Louise Roth, husband and wife, of the City of Atlanta, County of Fulton, State of Georgia for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Robert Birkett and Sarah Hesse, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 14-28-103-054-1001  
Address(es) of Real Estate: 3152 N. Hudson Avenue, Unit 1, Chicago, IL 60657

Dated this 1st day of February, 20 21.

REAL ESTATE TRANSFER TAX		17-Feb-2021
	CHICAGO:	4,200.00
	CTA:	1,680.00
	<b>TOTAL:</b>	<b>5,880.00 *</b>

14-28-103-054-1001 | 20210201638365 | 1-580-305-424

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

REAL ESTATE TRANSFER TAX		05-Mar-2021
	COUNTY:	280.00
	ILLINOIS:	560.00
	<b>TOTAL:</b>	<b>840.00</b>

14-28-103-054-1001 | 20210201638365 | 0-926-646-800

# UNOFFICIAL COPY

William Forrest Sylvester

Anna Louise Sylvester

STATE OF GEORGIA, COUNTY OF CLARKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Forrest Sylvester and Anna Louise Sylvester, 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 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 1<sup>st</sup> day of FEBRUARY, 20 21.



(Notary Public)

**Prepared by:**  
Dana C. Siragusa  
Siragusa Law  
25 E. Washington Suite 700  
Chicago, Illinois 60602

**Mail to:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Name and Address of Taxpayer:**  
Robert Eugene Birkett  
Sarah Marie Hesse  
3152 N. Hudson Avenue  
Unit 1  
Chicago, IL 60657



PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

Unit 3152-1 together with its undivided percentage interest in the common elements in Hudson Avenue Condominium, as delineated and defined in the Declaration recorded as document number 22653323, in Section 28, 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.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.  
008UN - ALTA Commitment For Title Insurance (8/1/16)

