

UNOFFICIAL COPY



Doc# 2108510169 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/26/2021 01:15 PM PG: 1 OF 2

WARRANTY DEED

Statutory (Illinois)

MAIL TO: TIMOTHY CROOK
3530 WISCONSIN AVE
BERWYN, IL 60402

Name & Address of Taxpayer

TIMOTHY CROOK
3530 WISCONSIN AVE
BERWYN, IL 60402

THE GRANTOR(S) DENISE WHEATLEY, a single woman never married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100----- DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS TO: TIMOTHY CROOK, of 3530 Wisconsin Ave., Berwyn, County of Cook, State of Illinois, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 1708S IN THE NEWPORT CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BLOCK 1 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID BLOCK 1 THAT PART THEREOF WHICH LIES NORTHEASTERLY OF A LINE 40 FEET SOUTHWESTERLY FROM AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK) (SAID PARALLEL LINE BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 1568.16 FEET CONVEX SOUTHWESTERLY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24730609 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

SUBJECT TO: building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements which serve the premises; public roads and highways, if any; and general real estate taxes for the years 2020 and subsequent years;


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, forever.



Permanent Index Number(s) 20-12-100-003-¹⁶⁹²~~1962~~
Address of Property: 4800 S. Chicago Beach Drive, Chicago, Illinois 60615

#1708S,

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REAL ESTATE TRANSFER TAX		10-Feb-2021
	CHICAGO:	585.00
	CTA:	234.00
	TOTAL:	819.00 *
20-12-100-003-1692 20210101625401 1-546-146-832		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		10-Feb-2021
	COUNTY:	39.00
	ILLINOIS:	78.00
	TOTAL:	117.00
20-12-100-003-1692 20210101625401 2-143-302-672		

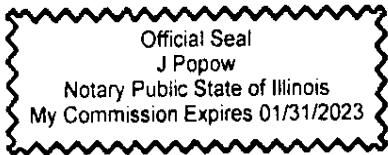
DATED this 26 day of Jan, 2021.

Denise Wheatley (SEAL)
DENISE WHEATLEY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a **NOTARY PUBLIC** in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **DENISE WHEATLEY**, a single woman, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 26 day of January, 2021.



J Popow
NOTARY PUBLIC

NAME AND ADDRESS OF PREPARER:

SHARON A. ZOGAS & ASSOCIATES, LTD.
10020 South Western Avenue
Chicago, IL 60643

COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH (c) SECTION 4, OF REAL ESTATE TRANSFER TAX ACT.

(DATE)

Buyer, Seller or Representative