

# UNOFFICIAL COPY



216IND3310032NB1/2  
Chicago Title Insurance Company

Doc#: 2108828208 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/29/2021 12:02 PM Pg: 1 of 2

Dec ID 20210301659170  
ST/CO Stamp 1-099-901-456 ST Tax \$190.00 CO Tax \$95.00  
City Stamp 1-059-201-552 City Tax: \$1,995.00

## Warranty DEED ILLINOIS STATUTORY

### Chicago Title

THE GRANTOR(S), Beverly R. Cotton, WIDOWED NOT SINCE REMARRIED, of 1122 W. Catalpa Ave., Unit 408, Chicago, IL 60640, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Berkin Ozisikylimaz, a single man of 1122 W. Catalpa Ave Apt 408 Chicago IL, to have and to hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 408 AND P-327, IN CATALPA GARDENS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 13 AND 14 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION; THAT PART OF LOT 13 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 OF BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AFORESAID LYING SOUTH OF THE NORTH 46 FEET THEREOF; AND THE VACATED ALLEY LYING BETWEEN SAID LOTS 13 AND 14 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AND THAT PART OF LOT 13 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 OF BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AFORESAID LYING SOUTH OF THE NORTH 46 FEET THEREOF, IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 30, 2007, AS DOCUMENT 0721103098, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of records, special taxes or assessments for improvements not yet completed, any confirmed special tax or assessment, general taxes for 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

Permanent Real Estate Index Number(s): 14-08-200-042-1006 and 14-08-200-042-1116

Address of Real Estate: 1122 W. Catalpa Ave., Unit 408, Chicago, IL 60640

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Dated this 15<sup>th</sup> day of February, 2021.

X Beverly R. Cotton  
Beverly R. Cotton

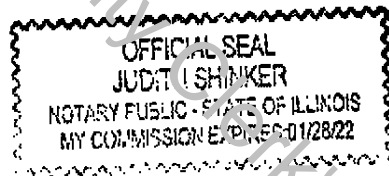
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Beverly R. Cotton, \_\_\_\_\_, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as her/his/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 15<sup>th</sup> day of February, 2021.

Judith Shinker  
(Notary Public)

**Prepared By:**  
MORTON RUBIN  
Attorney at Law  
3330 Dundee Rd., Suite C-4  
Northbrook, IL 60062



**After Recording Mail To:**



**Name and Address of Taxpayer:**  
Berkin Ozisikyilmaz  
1122 W. Catalpa Ave., Unit 408, Chicago, IL 60640