

UNOFFICIAL COPY



2109119031D

WARRANTY DEED

Doc# 2109119031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/01/2021 02:58 PM PG: 1 OF 2

THE GRANTORS,
Ashley Hutchings and Trae Mottet, husband and
wife,
of

2806 W Chicago Ave Unit 4

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

Megan Schroeder,
1312 N Campbell Ave #3
Chicago IL 60622

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: UNIT 4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CHICAGO AVENUE POINTE III CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0636222058, IN SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

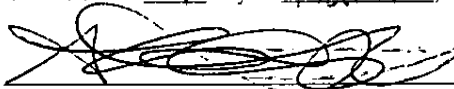
PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AND ROOF AREA "C", AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-01-326-066-1004
Property Address: 2806 W Chicago Ave Unit 4, Chicago, IL 60622

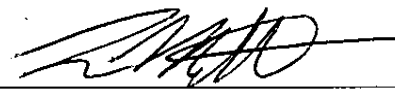
to have and to hold said premises forever.

SUBJECT TO: General Real Estate Taxes for the 2nd installment of 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 24 day of March, 2021.



Ashley Hutchings (SEAL)



Trae Mottet (SEAL)

MAIL TO:
Bell & Shah
2015 W Fullerton
Chicago, IL 60647

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
2113 2280 1/2

SEND SUBSEQUENT TAX BILLS TO:
Megan Schroeder
2806 W Chicago Ave Unit 4
Chicago, IL 60622

This instrument was prepared by: Jason C. Schram, 8501 W. Higgins Road, Suite 601, Chicago, IL 60631.

2

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Ashley Hutchings**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

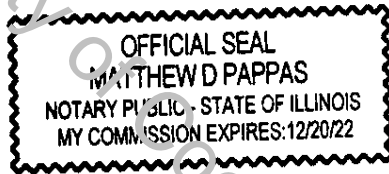
Given under my hand and official seal, this 24 day of March, 2021.

Commission expires December 20 2022



NOTARY PUBLIC

Place Seal Here



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Trae Mottet**, 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, sealed and delivered the said instrument as his 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 24 day of March, 2021.


Commission expires December 2022



NOTARY PUBLIC



Place Seal Here



REAL ESTATE TRANSFER TAX		01-Apr-2021
	CHICAGO:	3,082.50
	CTA:	1,233.00
	TOTAL:	4,315.50 *

16-01-326-066-1004 | 20210301683572 | 1-063-172-624

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

REAL ESTATE TRANSFER TAX		01-Apr-2021
	COUNTY:	205.50
	ILLINOIS:	411.00
	TOTAL:	616.50

16-01-326-066-1004 | 20210301683572 | 0-790-166-032