

UNOFFICIAL COPY

Doc# 2109220386 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 01:03 PM Pg: 1 of 3

Dec ID 20210201637003
ST/CO Stamp 0-750-457-360 ST Tax \$365.00 CO Tax \$182.50
City Stamp 0-846-864-912 City Tax: \$3,832.50

File 21-0140112

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTORS, JOEL BRAUNOLD and JORIE BRAUNOLD, husband and wife, of 524 W. Oakdale Ave. #3, City of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to NEVANS WAGNER, of 3453 N. Elaine Pl. #3, Chicago, IL 60657, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

MARRIED MAN

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Permanent Real Estate Index Number(s): 14-21-112-012-1081.
Address(es) of Real Estate: 3534 N. Lake Shore Drive #7C, Chicago, IL 60657.

Apt

Dated this 1st day of March, 2021.



JOEL BRAUNOLD



JORIE BRAUNOLD

Warranty Deed - Individual

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOEL BRAUNOLD and JORIE BRAUNOLD, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 9th day of March, 2021.



(Notary Public)

Prepared by:

Richard C. Spain, Esq.
Spain, Spain & Varnet P.C.
33 N. Dearborn Street, Suite 2220
Chicago, IL 60602

Mail To:

Lisa J. Saul, Esq., Esq.
Forde Law Office LLP
111 W. Washington St., Suite 1100
Chicago, IL 60602

REAL ESTATE TRANSFER TAX		22-Mar-2021
	COUNTY:	182.50
	ILLINOIS:	365.00
	TOTAL:	547.50
14-21-112-012-1081 20210201637003 0-750-457-361		

Name and Address of Taxpayer:

NEVA NOEL WAGNER
3534 W Lake Shore Drive #7C
CHICAGO, IL 60657

REAL ESTATE TRANSFER TAX		22-Mar-2021
	CHICAGO:	2,737.50
	CTA:	1,095.00
	TOTAL:	3,832.50 *
14-21-112-012-1081 20210201637003 0-846-864-912		

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

UNOFFICIAL COPY

EXHIBIT "A"

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

UNIT 7C IN THE 3520 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF BLOCK 2 IN BAIRD AND WARNER'S SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A VACATED ALLEY IN SAID BLOCK AND A TRACT OF LAND LYING EASTERLY OF AND ADJOINING SAID BLOCK 12 AND WESTERLY LINE OF NORTH SHORE DRIVE, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25200625, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office