

UNOFFICIAL COPY

Doc# 2109621059 Fee: \$98.00

Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2021 08:40 AM Pg: 1 of 3

Dec ID 20210301673083
ST/CO Stamp 0-362-256-912 ST Tax \$462.00 CO Tax \$231.00
City Stamp 1-704-434-192 City Tax: \$4,851.00

WARRANTY DEED

PREPARED BY:
Keomi Haynes Wells
22 W. Washington
Suite 1500
Chicago, IL 60602

Return to:
Lakerand Title Services
1300 Ironquo's Ave., Ste 100
Naperville, IL 60563

Reserved for Recorder's use only.

10/8598 / 16th
This Indenture made this *22nd* day of March, between CHRISTINE ELLEN HAPP (f/k/a Christine E. Homolka) and KEVIN R. HAPP, husband and wife, having a residence at 1600 N. Marshfield Ave., Unit 305, Chicago, Cook County, Illinois 60622, (hereinafter the "Grantors"), and JULIE WILD, a *single* woman, having a residence at *801 W. Wabansia Apt 2, Chicago, IL 60622* the "Grantee").

NOW THEREFORE, WITNESSE that Grantors and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby CONVEY AND WARRANT unto the Grantee the following described property, situated in the County of Cook, and State of Illinois, to wit:

SEE THE LEGAL DESCRIPTION ON THE ATTACHED EXHIBIT A.

COMMON ADDRESS: 1600 N. Marshfield Ave.
Unit 305 and P-4, Chicago, IL 60622

PIN: 14-31-430-049-1011. (Unit 305)
14-31-430-049-1020. (P-4)

Subject to: (i) Real taxes for the year 2020 and subsequent years and (ii) covenants, restrictions and easements of record, if any.

SEND RECORDED DEED TO:

Julie Wild
1600 N. Marshfield Ave., Unit 305
Chicago, IL 60622

SEND FUTURE TAX BILLS TO:

Julie Wild
1600 N. Marshfield Ave., Unit 305
Chicago, IL 60622

REAL ESTATE TRANSFER TAX		24-Mar-2021
CHICAGO:		3,465.00
CTA:		1,386.00
TOTAL:		4,851.00 *

14-31-430-049-1011 | 20210301673083 | 1-704-434-192

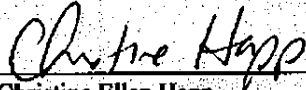
* Total does not include any applicable penalty or interest due.

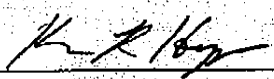
REAL ESTATE TRANSFER TAX		24-Mar-2021
COUNTY:		231.00
ILLINOIS:		462.00
TOTAL:		693.00

14-31-430-049-1011 | 20210301673083 | 0-362-256-912

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IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the date first written above.

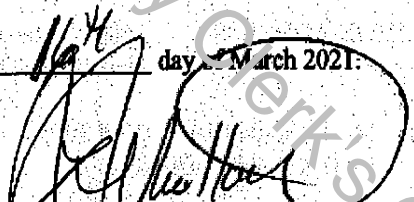

Christine Ellen Happ


Kevin R. Happ

STATE of ILLINOIS)
) ss
COUNTY of COOK)

I, the undersigned, a Notary Public in and for the county and state aforesaid, does hereby certify that CHRISTINE ELLEN HAPP and KEVIN R. HAPP, 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 the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of March 2021.


Notary Public



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PARCEL 1: UNIT NO. 305 AND PARKING SPACE P-4 IN NORTHFIELD PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7, 8, 9 AND 10 IN FITCH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF BLOCK 25 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 16, 2005, AS DOCUMENT NUMBER 0522819106, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-16, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION, AFORESAID, IN COOK COUNTY, ILLINOIS.

PIN: 14-31-430-049-1011

14-31-430-049-1020