

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2109801245 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 07:54 AM Pg: 1 of 2

FIDELITY NATIONAL TITLE
OC19024044

Dec ID 20210101626974
ST/CO Stamp 1-796-064-272 ST Tax \$485.00 CO Tax \$242.50
City Stamp 1-976-607-760 City Tax: \$5,092.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Gramercy, LLC: By - Samuel Saka - Its Authorized Agent of the City of Matteson, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Richard Nettles and Tyrcia Nettles as ~~Select a Tenancy~~ of 4101 S MICHIGAN AVE #313, Chicago, Illinois, 60653 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

As tenants by the entirety

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-34-321-022-0000

Address(es) of Real Estate: 3804 S Wabash Ave Chicago Illinois 60653

The date of this deed of conveyance is 01/29/2021.

Gramercy, LLC: By - Samuel Saka - Its Authorized Agent

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gramercy, LLC: By - Samuel Saka - Its Authorized Agent personally known to me to be the same 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 his/her(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 01/29/2021.



Notary Public

REAL ESTATE TRANSFER TAX		30-Jan-2021
CHICAGO:		3,637.50
CTA:		1,455.00
TOTAL:		5,092.50 *
17-34-321-022-0000 20210101626974 1-976-607-760		
* Total does not include any applicable penalty or interest due.		

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LEGAL DESCRIPTION

For the premises commonly known as: 3804 S Wabash Ave
Chicago, Illinois 60653

Legal Description:

LOT 3 IN CHARLES P. MITCHELL'S SUBDIVISION OF LOTS 22, 23 AND 24 IN C.H. WALKER'S SUBDIVISION OF THE WEST 5 ACRES NORTH AND ADJOINING THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	30-Jan-2021
	242.50
COUNTY:	485.00
ILLINOIS:	727.50
TOTAL:	
17-34-321-022-0000	20210101626974 1-796-064-272

<p>This instrument was prepared by: Nicholas Frenzel Frenzel Law, LLC 120 W. Madison Street, Suite 200-10 Chicago, IL 60602</p>	<p>Send subsequent tax bills to: Richard Nettles and Tyrcia Nettles 3804 S. Wabash Ave. Chicago, IL 60657</p>	<p>Mail recorded document to: Richard Nettles and Tyrcia Nettles 3804 S. Wabash Ave. Chicago, IL 60653</p>
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