

A21-0260VW

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2109807338 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 09:32 AM Pg: 1 of 3

Mail to:

Valerie Trabaris
403 N Wabash #8C
Chicago IL 60611

Dec ID 20210301659605
ST/CO Stamp 2-107-361-808 ST Tax \$515.00 CO Tax \$257.50
City Stamp 1-033-619-984 City Tax: \$5,407.50

Name & Address of Taxpayer:

Melissa Swank + Curtis Swank
5153 W. Montrose Ave
Chicago IL 60615

(Space for Recorder's Use)

THE GRANTOR(S), TIMOTHY AU AND AMANDA BAILEY, AS TENANTS IN COMMON

of the CITY of CHICAGO, County of COOK State of ILLINOIS

for and in consideration of TEN DOLLARS DOLLARS
and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), MELISSA SWANK AND CURTIS SWANK, wife and husband, as tenants by the entirety

(Grantee's Address) 2862 N. Woodard St.

of the CITY of CHICAGO, County of COOK State of ILLINOIS

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Subject to: Covenants, conditions & restrictions of record; building lines & easements; property taxes not yet due and payable at time of closing

Permanent Index Number(s): 13-16-400-006-0000

Property Address: 5153 W MONTROSE AVE, CHICAGO, IL 60641

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Dated this 4th day of MARCH, 2021

[Signature] (Seal)
TIMOTHY AU

[Signature] (Seal)
AMANDA BAILEY

_____ (Seal)

_____ (Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF Florida)
) ss
COUNTY OF Pasco)

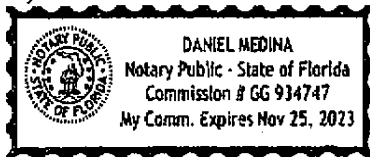
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
TIMOTHY AU AND AMANDA BAILEY

personally known to me to be the same person(s) whose name(s) 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 notarial seal this 04 day of March, 2021.

[Signature]
Notary Public

(Seal)



My commission expires: Nov 25, 2023

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Mitchell Mancione
Chicagoland Property Law LLC
5521 N. Cumberland Ave, #1120,
Chicago, IL 60656

or
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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Legal Description

LOT 36 IN BOSWELL'S SUBDIVISION OF BLOCK 4 (EXCEPT STREETS) OF H.L. LEWIS ADDITION TO MONTROSE, A SUBDIVISION OF THE NORTH 1/8TH OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Property Address:
5153 W Montrose Ave
Chicago, IL 60641

Pin: 13-16-400-006-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		28-Mar-2021
	CHICAGO:	3,862.50
	CTA:	1,545.00
	TOTAL:	5,407.50 *
13-16-400-006-0000 20210301659605 1-033-619-984		

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

REAL ESTATE TRANSFER TAX		28-Mar-2021
	COUNTY:	257.50
	ILLINOIS:	515.00
	TOTAL:	772.50
13-16-400-006-0000 20210301659605 2-107-361-808		