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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2110207119 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2021 07:31 AM Pg: 1 of 3

Dec ID 20210301665371
ST/CO Stamp 2-107-169-296 ST Tax \$212.50 CO Tax \$106.25
City Stamp 1-923-830-288 City Tax: \$2,231.25

BW21055279 102

(The Above Space for Recorder's Use Only)

THE GRANTOR Alfredo Rivera Gilbon, single, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Sarah Walsh, a UNMARRIED person, of 244 East Pearson Street Unit #611, Chicago, IL 60611, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-28-204-010-1029
Property Address: 2909 North Sheridan Road Unit 1202, Chicago, IL 60657


SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 17 day of March, 2021.



Alfredo Rivera Gilbon (Seal)
Alfredo Rivera Gilbon

Baird & Warner Title Services, Inc.
415 North Martingale
Suite 120
Schmensburg, IL 60173

REAL ESTATE TRANSFER TAX		01-Apr-2021
	CHICAGO:	1,593.75
	CTA:	637.50
	TOTAL:	2,231.25 *

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

REAL ESTATE TRANSFER TAX		01-Apr-2021
	COUNTY:	106.25
	ILLINOIS:	212.50
	TOTAL:	318.75

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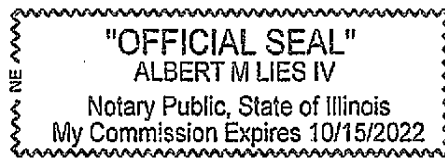
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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alfredo Rivera Gilbon 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 in the 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 notarial seal, this 17 day of March, 2021.

Albert M. Lies IV
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Law Office of Joseph J. McGinnis
4250 North Marine Drive Suite 2402
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Sarah B Walsh
2909 North Sheridan Road Unit 1202
Chicago, IL 60657

Property of Cook County Clerk's Office

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Exhibit A

UNIT NO. 1202, IN 2909 SHERIDAN ROAD CONDOMINIUM HOMES, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 3 AND 4 OF THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHERIDAN ROAD ON THE WEST, OAKDALE AVENUE ON THE NORTH, COMMONWEALTH AVENUE ON THE EAST AND SURF STREET ON THE SOUTH, DESCRIBED AS FOLLOWS:: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE TRACT AND RUNNING EAST ALONG THE SOUTH LINE OF THAT TRACT 200 FEET; THENCE NORTH 185 FEET ON A LINE PARALLEL WITH THE WEST LINE OF SAID TRACT; THENCE WEST 200 FEET ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT; AND THENCE SOUTH 185 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25339659, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-28-204-010-1029

For Informational Purposes only: 2909 North Sheridan Road, Unit 1202, Chicago, IL 60657

Property of Cook County Clerk's Office