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BW21056043 WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Melissa Foxworth 1924 West Roscoe Street, Unit 1N Chicago, IL 60657 Doc#. 2111042084 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/20/2021 03:51 PM Pg: 1 of 3

Dec ID 20210401691016

ST/CO Stamp 0-843-568-656 ST Tax \$252.00 CO Tax \$126.00

City Stamp 0-443-601-424 City Tax: \$2,646.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Melissa Fexivorth, a single woman, of Chicago, IL 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 Antoinette Kerins, ______, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPT ON ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-19-410-044-1004

Property Address: 1924 West Roscoe Street, Unit 1N, Chicago, IL 60657

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

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

REAL ESTATE TRANSFER TAX			15-Арг-2021
	A CONTRACTOR OF THE PARTY OF TH	COUNTY:	126.00
	(500)	ILLINOIS:	252.00
		TOTAL:	378.00
14-19-410-044-1004		20210401691016	0-843-568-656

.....

 REAL ESTATE TRANSFER TAX
 15-Apr-2021

 CHICAGO:
 1,890.00

 CTA:
 756.00

 TOTAL:
 2,646.00

14-19-410-044-1004 | 20210401691016 | 0-443-601-424 * Total does not include any applicable penalty or interest due.

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 12C
Schaumburg II, 60173

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Dated this <u>22</u> day of <u>March</u>	, <u>2021</u> .
MILISTATION	AL
Melissa Foxworth	•
STATE OF ILLINOIS)
COUNTY OF COOK) SS ₂

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Melissa Foxworth personally known to me to be the same person whose name is subscribed to the foregoing instrumer t, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the ir strument as 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 notatial seal, this 32 day of March, 2021

LOUISE TRAIL Official Seal Notary Public - State of Illinois Commission Expires Aug 27, 2024 votary Public

THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law 3653 W Irving Park Rd Chicago, IL 60618

MAIL TO:

David Frank - Afty at Law 1211 Landwehr Rd. Northbrook IL 60062

ary Conts Onic SEND SUBSEQUENT TAX BILLS TO:

Antoinette Kerins 1924 West Roscoe Street, Unit 1N Chicago, IL 60657

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 1924-1N IN THE ROSCOE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 82, 83 AND 84 IN BLOCK 37 IN FORDS SUBDIVISION OF BLOCKS 27, 28, 37 AND 38 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST IA AND THE EAST 1/2 OF THE SOUTHEAST 1/4, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECI APATION OF CONDOMINIUM RECORDED JULY 26, 2005 AS DOCUMENT J73; LEMEN. NUMBER 0520732073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS