WARRANTY DEED

ILLINOIS STATUTORY

Individual to Individual

753522 UNOFFICIAL COPY



IDoc# 2111313036 Fee \$88.00

IRHSP FEE:\$9.00 RPRF FEE: \$1.00

IKAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/23/2021 03:00 PM PG: 1 OF 4

Citywide Title Corporation 850 W. Jackson Blvd., Ste. 320 Chicago, IL 60607

THE GRANTORS, CEBRA FLOWERS and MICHAEL FLOWERS, a married couple, of the City of Chicago, County of
Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the CRANTEES, JEFFREY LAWRENCE. II. and CINDY NGE, if
CONVEY and WARRANT to the CRANTEES, JEFFREY LAWRENCE,, and CINDY NGE,, and CINDY NGE,
interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
. 11
See Exhibit "A" attached hereto and made a part hereof
SUBJECT TO:
SOBJECT TO.
Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for
improvements not yet completed; unconfirmed special gover mental taxes or assessments; general real estate taxes for the year 2021
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
Permanent Real Estate Index Number(s): 16-01-214-061-1002 and 16-01-214-061-1006
Address(es) of Real Estate: 1458 N Artesian Ave Unit W and P-3, Chicago, IL 60622
Dated this Day of Feb, 20 2
Nuls Harris Market Mark
DEBRA FLOWERS MICHAEL FLOWERS
State of Indiana)
) ss
County of ElKhart
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY DEBRA FLOWERS and MICHAEL FLOWERS, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.
Given under my hand and official seal, this 8th day of Feb , 20 21
Robert & Diwey #1657 140 (Notary Public) Commission Expires 8-20-2622
This instrument was prepared by: Avni Shah, 2015 W. Fullerton Ave., Chicago, Illinois 60647
Mail To: Same as Tax Bill 2
Send Subsequent Tax Bills to: JEFFREY LAWRENCE and CINDY NGE, 1458 N Artesian Ave Unit W Chicago, IL 60622
la Mandan range and Coids Nh 1450 al Antosian
Veffrey Lawrence and Cincly Ngc, 1458 N. Artosian Unit W Chicago IL 100022
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Escrow File No.: 753522

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EXHIBIT "A"

UNIT DUPLEX WEST AND P-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARTESIAN SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0628439053, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY CLERK OFFICE RECORDING DIVISION 118 N. CLARK ST. ROOM 120 CHICAGO, IL 60602-1387

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COOK COUNTY CLERK OFFICE RECORDING DIVISION 118 N. CLARK ST. ROOM 120 CHICAGO, IL 60002-1387

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REAL ESTATE TRANSFER TAX

08-Mar-2021



CHICAGO: 3,318.75

> 1,327.50 CTA:

TOTAL: 4,646.25 *

16-01-214-061-1002 | 20210201647937

1-626-733-584

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

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DOOR TE REAL ESTATE TRANSFER TAX

08-Mar-2021





COUNTY: 221.25

ILLIN. TOTAL: 442.50

663.75

16-01-214-061-1002

20210201647937

19. OFF. 1-812-853-776