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2111749028D

Doc# 2111749028 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/27/2021 10:17 AM PG: 1 OF 3

WARRANTY DEED

STATE OF ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, **NANCY VAN ALLEN, A DIVORCED WOMAN**, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO **JULIA FITTING** AND **COCO AJAVON**, *Wife and husband*
LM LA AS tenants by the entirety

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 7411 NORTH CLAREMONT AVENUE, UNIT 1E, CHICAGO, ILLINOIS 60645
PERMANENT INDEX NUMBER(S): 11-30-303-065-1002

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: March 3, 2021

Chicago Title
21ESC017428 N/A/DH
1 of 3

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Nancy Van Allen (SEAL)
NANCY VAN ALLEN

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **NANCY VAN ALLEN**, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S 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 2 DAY OF MARCH, 2021.



Deanna S Ryan
NOTARY PUBLIC

MY COMMISSION EXPIRES:

This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd. 2661 N. Lincoln Ave, Floor 1 Chicago, Illinois 60614	Julia Fitting and Coco Ajavon 7411 N. Claremont Ave, Unit 1E Chicago, IL 60645	

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LEGAL DESCRIPTION

Order No.: 21GSC017428NA

For APN/Parcel ID(s): 11-30-303-065-1002



PARCEL 1:


UNIT 1E IN THE 7411 NORTH CLAREMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 21 IN CLANCY'S BRICHWOOD HIGHLANDS, BEING A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 30, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 97369673, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		08-Mar-2021
	COUNTY:	136.50
	ILLINOIS:	273.00
	TOTAL:	409.50
11-30-303-065-1002 20210101622614 1-247-683-088		

REAL ESTATE TRANSFER TAX		08-Mar-2021
	CHICAGO:	2,047.50
	CTA:	819.00
	TOTAL:	2,866.50 *
11-30-303-065-1002 20210101622614 0-444-006-928		
* Total does not include any applicable penalty or interest due.		