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Doc# 2112320313 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2021 02:00 PM Pg: 1 of 3

Dec ID 20210401607774
ST/CO Stamp 1-759-460-880 ST Tax \$369.00 CO Tax \$184.50
City Stamp 1-663-385-104 City Tax: \$3,874.50

WARRANTY DEED

WHEN RECORDED MAIL TO:

Michael Roberts
4042 N. Elston
Chicago, IL 60618

SEND TAX BILLS TO:

Susan Tracy
4170 N. Marine Dr.
Unit 24E
Chicago, IL 60613

Above Space for Recorder's Use Only

The **GRANTOR, Susan E. Thomas**, unmarried and not a member of a civil union, of Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby **CONVEY** and **WARRANT** unto the **GRANTEE, Susan Tracy**, unmarried and not a member of a civil union, of Chicago, Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit -A-

Chicago Title

Property Address:

4170 North Marine Drive, Unit 24E, Chicago, IL 60613

Permanent Index Number:

14-16-304-039-1245

Subject only to the following, if any: 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.

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IN WITNESS WHEREOF, the GRANTOR, **Susan E. Thomas**, has caused her name to be signed to this instrument, below:

Dated: 4/21/2021

Susan E. Thomas
SUSAN E. THOMAS

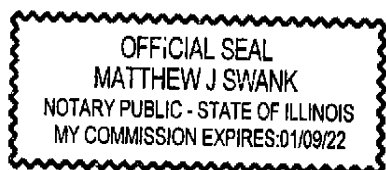
STATE OF: COOK)
) S.S.
COUNTY OF: ILLINOIS)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Susan E. Thomas**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 21 day of April, 2021.

Matthew J. Swank
Notary Public

My Commission Expires: 1-09-2022



THIS INSTRUMENT WAS PREPARED BY:
Matthew J. Swank/Peter J. Latz & Associates LLC
104 N. Oak Park Avenue, Suite 200
Oak Park, Illinois 60301

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Exhibit -A-

Property Address: **4170 North Marine Drive, Unit 24E, Chicago, IL 60613**



Permanent Index Number: **14-16-304-039-1245**

Legally described as follows:


UNIT 24-E IN WATERFORD CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'DEVELOPMENT PARCEL'):

LOTS 7, 8, 9 AND 10 IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 AND LOT 25 (EXCEPT THE WEST 550 FEET THEREOF) TOGETHER WITH ACCRETION THERETO IN SIMONS AND GORDON'S ADDITION TO CHICAGO A SUBDIVISION OF LOTS 10 AND 19 AND VACATED STREETS BETWEEN IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE WEST 100 FEET OF LOT 13 IN SIMON AND GORDON'S ADDITION TO CHICAGO SAID ADDITION BEING A SUBDIVISION OF LOT 10 AND LOT 19 AND VACATED STREET BETWEEN SAME IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 43051, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22414417, TOGETHER WITH AN UNDIVIDED 100 PERCENT INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		28-Apr-2021
	COUNTY:	184.5
	ILLINOIS:	369.0
	TOTAL:	553.5

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REAL ESTATE TRANSFER TAX		28-Apr-2021
	CHICAGO:	2,767.50
	CTA:	1,107.00
	TOTAL:	3,874.50 *

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