



Doc# 2112517040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2021 01:41 PM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR, Cassandra Lynn Fowler, a/k/a Cassandra Smith, married to Brian Andrew Smith, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Tiana Santistevan, a single person, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways 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: 16-01-405-054-1006

Address of Real Estate: 2649 W Haddon Ave Unit 3N
Chicago, IL 60622

Dated this 31 day of March, 2021.

REAL ESTATE TRANSFER TAX

07-Apr-2021



CHICAGO: 1,563.75
CTA: 625.50
TOTAL: 2,189.25 *

16-01-405-054-1006 | 20210401688103 | 0-991-565-328

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

REAL ESTATE TRANSFER TAX

05-May-2021



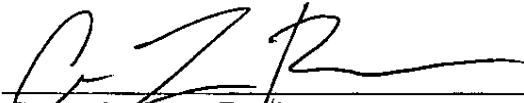
COUNTY: 104.25
ILLINOIS: 208.50
TOTAL: 312.75

16-01-405-054-1006 | 20210401688103 | 0-575-349-008

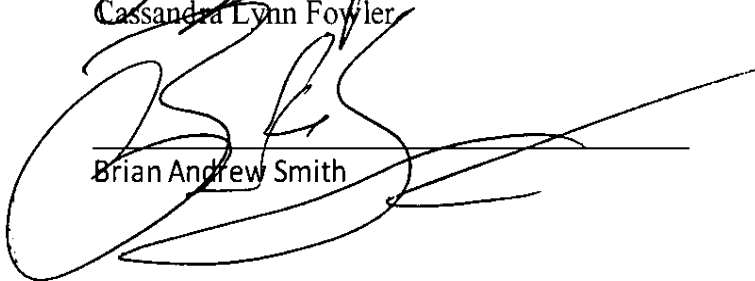
1124376 1 of 2

Property of Cook County Clerk's Office

UNOFFICIAL COPY



 Cassandra Lynn Fowler

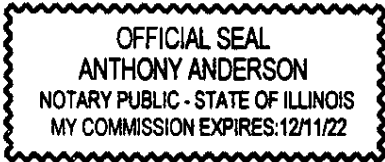


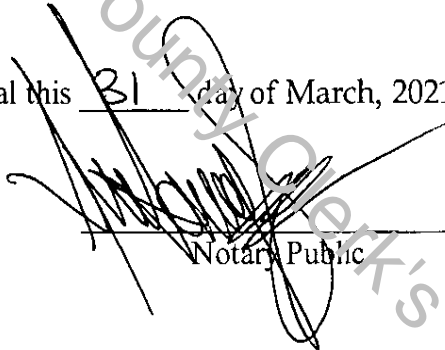
 Brian Andrew Smith

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** Cassandra Lynn Fowler and Brian Andrew Smith, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 31 day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31 day of March, 2021.





 Notary Public

My commission expires on 12/1 , 20 21

Prepared By:
 Steven R. Felton, Esq.
 134 N LaSalle St Suite 1720
 Chicago, Illinois 60602

Mail To: 2649 W. Haddon Ave., Unit 310, Chicago, IL 60622
 Ms. Tiana Santisteven

Name & Address of Taxpayer:
 Ms Tiana Santisteven
 2649 W. Haddon Ave., Unit 310
 Chicago, IL 60622

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

UNOFFICIAL COPY

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit Number 3N, in 2649 W. Haddon Condominiums, as delineated on a Survey of the following described Real Estate: Lot 17 in Block 4 in Wetherbee and Gregory's Subdivision of the North 1/2 of the Northwest 1/4 of Southeast 1/4 (Except the East 100 feet of said tract) of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Which Survey is attached as an Exhibit to the Declaration of Condominium Recorded July 20, 2007 as Document Number 0720115099, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel:

Unit Number P-2 IN 2649 W. Haddon Garage Condominium as delineated on the Survey attached as an Exhibit to the Declaration of Condominium Recorded July 20, 2007 as Document Number 0720115099, as amended from time to time.

Property of Cook County Clerk's Office