

# UNOFFICIAL COPY



\*2112722019D\*

Doc# 2112722019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/07/2021 10:43 AM PG: 1 OF 3

WARRANTY DEED  
ILLINOIS STATUTORY

AP 20/3581 of 2

THE GRANTORS, ERIC DERRINGTON and SABRINA DERRINGTON, Husband and Wife, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to MATTHEW COHEN and XIAOHUA FENG, Husband & Wife AS tenants. of Chicago, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: \* by the Entirety

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, condominium declaration and bylaws, if any, and general real estate taxes not due and payable at the time of Closing.

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): 14-33-125-046-1003

Address(es) of Real Estate: 745 W. DICKENS AVE. #3, CHICAGO, IL 60614

Dated this 30<sup>TH</sup> day of SEPTEMBER, 20 20

  
ERIC DERRINGTON

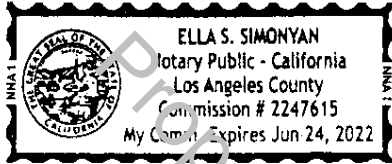
  
SABRINA DERRINGTON

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STATE OF ~~ILLINOIS~~, COUNTY OF ~~COOK~~ \_\_\_\_\_ ss.  
**CALIFORNIA ES**      **Los Angeles ES**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ERIC DERRINGTON and SABRINA DERRINGTON ~~personally~~ known to me to be the same persons whose names 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 30<sup>th</sup> day of September, 20 20.



*[Signature]* \_\_\_\_\_ (Notary Public)

**Prepared by:**  
LAW OFFICES OF JONATHAN M. AVEN  
180 N. MICHIGAN AVE. #2105  
CHICAGO, IL 60601



**Mail to:**  
Mr. MILES WIDEIKIS  
6446 W. 127TH ST.  
PALOS HEIGHTS, IL 60463

REAL ESTATE TRANSFER TAX		27-Oct-2020
	<b>CHICAGO:</b>	7,492.50
	<b>CTA:</b>	2,997.00
	<b>TOTAL:</b>	10,489.50 *

14-33-125-046-1003 | 20201001616475 | 1-770-492-896

\* Total does not include a w applicable penalty or interest due

**Name and Address of Taxpayer: - Grantee**  
MATTHEW COHEN and XIAOHUA FENG  
745 W. DICKENS AVE. #3  
CHICAGO, IL 60614

REAL ESTATE TRANSFER TAX		07-May-2021
	<b>COUNTY:</b>	499.50
	<b>ILLINOIS:</b>	999.00
	<b>TOTAL:</b>	1,498.50

14-33-125-046-1003 | 20201001616475 | 1-334-235-480

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Legal Description - PIN: 14-33-125-046-1003

UNIT NUMBER 745-3 IN THE 745 WEST DICKENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST 48 FEET OF LOTS 1 AND 4 IN J. M. WILSON'S RESUBDIVISION OF LOTS 1 TO 29 IN WILSON AND SCOTT'S SUBDIVISION OF THE WEST 1/2 OF THE BLOCK 26 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94058931; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

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222 N. LaSalle  
Chicago, IL 60601