

UNOFFICIAL COPY

Doc#: 2113420155 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/14/2021 08:11 AM Pg: 1 of 3

Dec ID 20210401616981
ST/CO Stamp 2-080-104-720 ST Tax \$520.00 CO Tax \$260.00
City Stamp 1-189-114-128 City Tax: \$5,460.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS, Kyle Fox and Emily Fox, Husband and Wife, of Chicago, Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Kevin Barrett, an unmarried man and Natalee Rogers an unmarried woman, of 2141 W. Crystal, Apt 2, Chicago, IL 60622, not as tenants in common, BUT as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number(s): 16-01-423-055-1011



Property Address: 2411 W. Walton Street, Unit 3C, Chicago, IL 60622


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 or unconfirmed; homeowners or condominium association declaration and bylaws, if any, and general real estate taxes not yet 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.

Baird & Warner Title Services, Inc.
471 North Martingale
Suite 120
Schaumburg, IL 60173

Signature page follows.

REAL ESTATE TRANSFER TAX	11-May-2021
 COUNTY:	260.00
 ILLINOIS:	520.00
TOTAL:	780.00
16-01-423-055-1011 20210401616981 2-080-104-720	

REAL ESTATE TRANSFER TAX	11-May-2021
 CHICAGO:	3,900.00
CTA:	1,560.00
TOTAL:	5,460.00 *
16-01-423-055-1011 20210401616981 1-189-114-128	

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

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Dated this 29 day of APRIL, 2021

[Signature]

Kyle Fox

[Signature]

Emily Fox

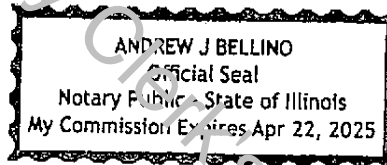
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kyle Fox and Emily Fox personally known to me to be the same persons whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 29 day of April, 2021.

[Signature]

Notary Public



THIS INSTRUMENT PREPARED BY
Karen A. Grad, P.C.
790 W. Frontage Road, Suite 705
Northfield, IL 60093

MAIL TO:

Ernest L. Rose, Esq.
Drost Kivlahan McMahon & O'Connor LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

Kevin Barrett
Natalee Rogers
2411 W. Walton Street, Unit 3C
Chicago, IL 60622

BW21055930

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Exhibit A

PARCEL 1: UNIT NUMBER 3C IN THE SANCTUARY LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 20 TO 24 (EXCEPT THAT PART OF SAID LOTS, LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 1, AS CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED JULY 28, 1930 AS DOCUMENT NUMBER 10713922) IN BLOCK 2 IN CARMICHAEL'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1886 AS DOCUMENT NUMBER 711837, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0803903001, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AND ROOF AREA, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0803903001, IN COOK COUNTY, ILLINOIS.

PIN: 16-01-423-055-1011

For Informational Purposes only: 2411 West Walton Street, Unit 3C, Chicago, IL 60622