

WARRANTY DEED
ILLINOIS STATUTORY

754789



Doc# 2113728109 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2021 03:19 PM PG: 1 OF 5

PREPARED BY:

The Fry Group, LLC
Vanessa Cici Fry
18W140 Butterfield Road, Suite 1100
Oak Brook Terrace, IL 60181

754789 1/2

MAIL TO:

Don Battaglia
5543 W. Diversity Avenue
Chicago, IL 60639

NAME & ADDRESS OF GRANTEE:

Franklin Brandon
3001 W Wilson Ave Apt 1
Chicago, IL 60625

THIS INDENTURE WITNESSETH, That the Grantor(s), Wesley A. Soltis and Beth M. Soltis, husband and wife of the City of Chicago, State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** unto: Franklin Brandon, a single man of 4510 N. Spaulding Ave, Chicago IL 60625, the following described real estate in the County of Cook and State of Illinois, to-wit:

Buyer Attorney or Buyer check applicable and strike others:

individually as Tenants in Common as Joint Tenants

not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety.

Legal Description:

PARCEL 1: UNIT 3001-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VINES OF RAVENSWOOD MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 95158663, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. 3001 S1, A LIMITED COMMON ELEMENT, A SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property Address: 3001 W Wilson Ave Apt 1 Chicago, IL 60625 ✓

Permanent Index Number: 13-13-120-031-1001 ✓

S Y
P 0
S Y-1
M _____
SC _____
E _____
INT Ru

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HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises, forever.

Subject, however, to the general taxes for the year of 2020 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Dated this 15th day of April, 2021.

Wesley A. Soltis

Wesley A. Soltis

X

Beth M. Soltis

Beth M. Soltis

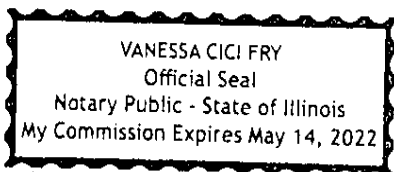
X

STATE OF Illinois)
COUNTY OF Cook)

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Wesley A. Soltis and Beth M. Soltis, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 15th Day of April 20 21



Vanessa Cici Fry
Notary Public

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File No: 754789

EXHIBIT "A"

PARCEL 1: UNIT 3001-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VINES OF RAVENSWOOD MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 95158663, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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13-13-120-031-1001

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Commitment for Title Insurance (8-1-2016)

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REAL ESTATE TRANSFER TAX

20-Apr-2021



CHICAGO:

2,250.00

CTA:

900.00

TOTAL:

3,150.00

13-13-120-031-1001 | 20210401698482 | 1-513-426-448

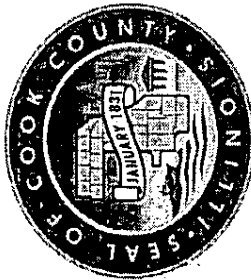
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

20-Apr-2021



COUNTY:
ILLINOIS:
TOTAL:

150.00
300.00
450.00

13-13-120-031-1001

20210401698482

1-886-965-264

Property of Cook County Clerk's Office