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Doc# 21139040300 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2021 10:43 AM PG: 1 OF 4

WARRANTY DEED

AFTER RECORDING, MAIL TO:
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

GRANTOR, **MOSES F. JOSEPH**, married to Kamille Joseph, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEEES, **ZACHARY A. BARTON & MEGAN WALSH**, the following described real estate situated in the County of Cook, State of Illinois to-wit: *** AS JOINT TENANTS**

LEGAL DESCRIPTION: See attached "EXHIBIT A"
COMMONLY KNOWN AS: 1243 S. Wabash Ave. Apt 303, Chicago, IL 60605
PERMANENT INDEX NUMBERS: 17-22-101-038-1005 * 17-22-101-038-1043

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any.

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.

21GSA158199LP
NTM 10/2

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REAL ESTATE TRANSFER TAX		21-Apr-2021
	CHICAGO:	3,165.00
	CTA:	1,266.00
	TOTAL:	4,431.00 *

17-22-101-038-1005 | 20210401605886 | 0-429-698-576

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

REAL ESTATE TRANSFER TAX		21-Apr-2021
	COUNTY:	211.00
	ILLINOIS:	422.00
	TOTAL:	633.00

17-22-101-038-1005 | 20210401605886 | 1-417-246-224

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DATED 4/12/2021

Moses F. Joseph II
MOSES F. JOSEPH II

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 the above-named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/hcr/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this April 12, 2021.

Jessica Zambrano (SEAL)
NOTARY PUBLIC



Property of Cook County Clerk's Office

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DATED April 12th 2021

Kamille Joseph
KAMILLE JOSEPH

SIGNING SOLELY FOR THE PURPOSE OF WAIVING HOMESTEAD RIGHTS

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 the above-named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this April 12, 2021.

[Signature] (SEAL)
NOTARY PUBLIC



This document prepared by:
Antonio Musillami
Musillami Law Offices, Ltd.
220 N. Green St.
Chicago, IL 60607

Send future tax bills to:
ZACHARY A. BARTON & MEGAN WALSH
1243 S. Wabash Ave. Apt 303
Chicago, IL 60605

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LEGAL DESCRIPTION

Order No.: 21GSA158199LP

For APN/Parcel ID(s): 17-22-101-038-1005 and 17-22-101-038-1043

UNIT NUMBERS 303 AND PS-21, IN THE WABASH FLATS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 8, 9 AND 10 IN SEAMAN'S SUBDIVISION OF BLOCK 5 OF THE ASSESSORS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF WABASH AVENUE IN THE CITY OF CHICAGO AT A POINT DISTANCE 440 FEET 11 1/2 INCHES SOUTH OF NORTH LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID; THEN EAST IN A DIRECT LINE TO A POINT IN THE WEST LINE OF AN 18 FEET ALLEY IN THE REAR OF SAID LOTS 440 FEET AND 6 INCHES SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 47 FEET 4 INCHES; THENCE WEST IN A DIRECT LINE TO A POINT ON THE EAST LINE OF WABASH AVENUE AFORESAID; DISTANCE 488 FEET 2 INCHES SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION AND THENCE NORTH ALONG THE EAST LINE OF WABASH AVENUE AFORESAID 47 FEET 2 1/2 INCHES TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99939787 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

Cook County Clerk's Office