

UNOFFICIAL COPY

Doc#: 2114407550 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2021 12:41 PM Pg: 1 of 4

File 21-0717 1/2

WARRANTY DEED

Dec ID 20210501630638
ST/CO Stamp 1-980-879-120 ST Tax \$810.00 CO Tax \$405.00
City Stamp 0-907-137-296 City Tax: \$8,505.00

John E. Heckberger, a single man and **James B. Lago**, a single man, 1717 S. Prairie Ave., Unit 2301, Chicago, IL 60616 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Warner Gardner**, 1717 S. Prairie Ave., Unit 2301, Chicago, IL 60616 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:



See attached legal description

Permanent Real Estate Index Number: 17-22-304-059-1382, 17-22-304-059-1122, 17-22-304-059-1123


Address of Real Estate: 1717 S. Prairie Ave., Unit 2301 & P-12 & P-13, Chicago, IL 60616

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		19-May-2021
	COUNTY:	405.00
	ILLINOIS:	810.00
	TOTAL:	1,215.00

17-22-304-059-1382 | 20210501630638 | 1-980-879-121

REAL ESTATE TRANSFER TAX		19-May-2021
	CHICAGO:	6,075.00
	CTA:	2,430.00
	TOTAL:	8,505.00 *

17-22-304-059-1382 | 20210501630638 | 0-907-137-296

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

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Dated: 5/10, 2021

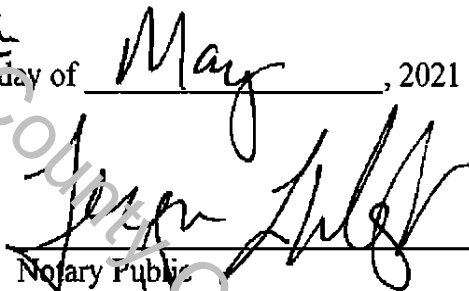

John E. Hockberger

STATE OF IL)
COUNTY OF Cook SS)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **John E. Hockberger** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

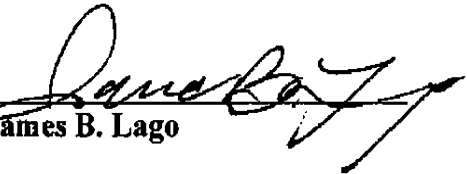
Given under my hand and under this seal this 10th day of May, 2021


Notary Public

Commission expires: Official Seal
Teresa Lynn West
Notary Public State of Illinois
My Commission Expires 09/18/2024

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Dated: 5/12, 2021

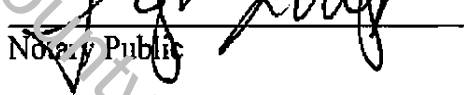

James B. Lago

STATE OF IL)
) SS)
COUNTY OF Cook)

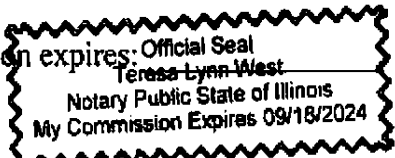
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **James B. Lago** are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 12th day of May, 2021



Notary Public



Prepared By:

Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Warner Gardner
1717 S. Prairie Ave.
Unit 2301 & P-12 & P-13
Chicago, IL 60616

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Unit 2301 and Parking Units P-12 and P-13, together with its undivided percentage interest in the common elements in Prairie District Homes-Tower residences Condominium, as delineated and defined in the declaration recorded as Document Number 0330719060, in the Southwest fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S): 17-22-304-059-1382, 17-22-304-059-1122 and 17-22-304-059-1123

Property of Cook County Clerk's Office