

# UNOFFICIAL COPY

Doc#: 2114720403 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/27/2021 01:16 PM Pg: 1 of 3

Dec ID 20210201635061  
ST/CO Stamp 2-028-254-224 ST Tax \$650.00 CO Tax \$325.00  
City Stamp 1-277-785-104 City Tax: \$6,825.00

41054643  
P. 2

## WARRANTY DEED

THE GRANTOR Dawn Wolf<sup>\*</sup>, of 3911 West Dakin, Unit 1, Chicago, Illinois 60618, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars in hand paid, and other good and valuable consideration, CONVEY and Warrant to 3500 Building, LLC an Illinois Limited Liability Company of 4117 West Oakton Street, Skokie, Ill. 60077 (the "GRANTEES"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 IN RESUBDIVISION OF LOT 2 IN BARTLETT'S SUBDIVISION OF THE SOUTH 2/3 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the permitted exceptions set out on Exhibit A attached hereto and incorporated herein;

This is not Homestead Property. TO HAVE AND TO HOLD said premises forever.

\* A married woman

Permanent Index Number:

13-21-403-054-0000

Address of Property:

~~3500 N. Cicero Ave., Chicago, IL 60641~~

DATED this 26 day of January, 2021.

4816 W Cornelia Ave  
Chicago IL 60641

~~GRANTEES, their heirs, assigns, personal representatives, and all persons claiming by, through, or under them.~~

Dawn Wolf  
Dawn Wolf, ~~Grantor~~

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State of Illinois )  
                           ) ss.  
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dawn Wolf in her individual capacity, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the said instrument, on her behalf for the uses and purposes herein set forth.

Given under my hand and official seal this 26<sup>th</sup> day of January, 2021.

Eva M. Ayala  
 Notary Public

My Commission Expires: 7.25.2021

**This document was prepared by:**

Joel N. Goldblatt  
 Williams, Bax & Saltzman, P.C.  
 221 N. LaSalle Street, Suite 3700  
 Chicago, IL 60601  
 312-372-3311



**After Recording Mail to:**

Donald B. Leventhal  
 Donald B. Leventhal, Ltd.  
 20 N Clark #3300  
 Chicago IL 60602

REAL ESTATE TRANSFER TAX		11-Feb-2021	
	COUNTY:		325.00
	ILLINOIS:		650.00
	TOTAL:		975.00
13-21-403-054-0000		20210201635061	2-028-254-224

**Send tax bills to:**

3500 Building, LLC  
 3500 N. Cicero Avenue  
 Chicago, Illinois 60641

REAL ESTATE TRANSFER TAX		11-Feb-2021	
	CHICAGO:		4,875.00
	CTA:		1,950.00
	TOTAL:		6,825.00 *
13-21-403-054-0000		20210201635061	1-277-785-104

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

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## Exhibit A permitted Exceptions:

1. Rights of the public in adjoining streets and alleyways;
2. public utility easements and overhead wires;
3. general real estate taxes for the year 2020 and subsequent years;
4. Acts done or suffered by Purchasers.

Property of Cook County Clerk's Office