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Chicago Title Corporation
850 N. Dearborn Blvd., Ste. 320
Chicago, IL 60607

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PREPARED BY:
The Law Offices of Paul A. Youkhana
541 N. Fairbanks Ct., #2200
Chicago, Illinois 60611

Doc# 2115241059 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 06/01/2021 01:03 PM PG: 1 OF 5

MAIL TAX BILL TO:
Nicholas J. Ferrell
1835 N. Milwaukee Ave #301
Chicago IL 60647

MAIL RECORDED DEED TO:
Nicholas J. Ferrell
1835 N. Milwaukee Ave #301
Chicago IL 60647

GENERAL WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), BRIAN JOSEPH FASK and STEPHANIE KATHRYN BENEDICT, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANTS to ~~NICK~~ J. FERRELL, of 200 N. Dearborn, Unit 3907, Chicago, Illinois 60601, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

*Nicholas

LEGAL DESCRIPTION:

See Attached Exhibit "A"

PERMANENT INDEX NUMBER(S): 14-31-312-073-1007; 14-31-312-073-1017; 14-31-312-073-1018

PROPERTY ADDRESS: 1835 N. Milwaukee Ave., Unit 301, P-5, & P-6, Chicago, Illinois 60647

SUBJECT TO the general taxes for the year of 2020 and thereafter, condominium declaration & bylaws, all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations; and, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, for the Grantees' use, benefit and own behalf forever.


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

S ✓
P 5 ✓
S ✓
SC ✓
INT JP ✓

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In WITNESS, WHEREOF the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

Dated this 26th day of April, 2021



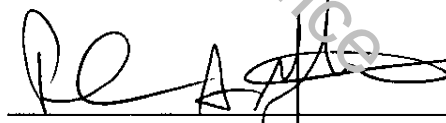
Steph) Pruit

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BRIAN JOSEPH FASK and STEPHANIE KATHRYN BENEDICT, 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 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 26th day of April, 2021



Notary Public



My Commission expires: November 4, 2023

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File No: 754686

EXHIBIT "A"

PARCEL ONE:

UNIT NO. 301 AND PARKING UNIT'S P-5 AND P-6, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1835-41 N. MILWAUKEE AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0512439059, AS AMENDED FROM TIME TO TIME, IN THE NORTH HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0512439059, IN COOK COUNTY, ILLINOIS.

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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REAL ESTATE TRANSFER TAX

04-May-2021



CHICAGO:

4,440.00

CTA:

1,776.00

TOTAL:

6,216.00

14-31-312-073-1007 | 20210401613820 | 0-676-823-312

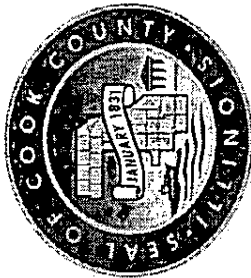
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

04-May-2021



COUNTY:
ILLINOIS:
TOTAL:

296.00
592.00
888.00

14-31-312-073-1007

20210401613820

0-964-362-512

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