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755139
102

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607



Doc# 2115241061 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 4

WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual

Property of Cook County Clerk's Office

THE GRANTOR, THOMAS HENRY SHIMP, married to KRISTEN L DEVRIES, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, GREGORY L MILLER, a single person, of the City of Chicago, Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2020 and subsequent years; and

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

Permanent Real Estate Index Number(s): 14-17-118-032-1013

Address(es) of Real Estate: 4553 N Magnolia Ave Unit 303, P-23, and S-3C, Chicago, IL 60640

Dated this April Day of 16, 2021

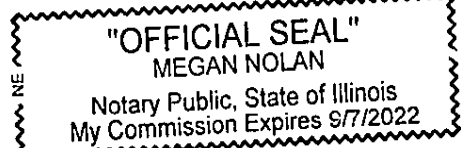
Thomas Shimp

Kristen L Devries

THOMAS HENRY SHIMP

KRISTEN L DEVRIES

State of Illinois)
County of Cook) ss



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THOMAS HENRY SHIMP and KRISTEN L DEVRIES, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 16 day of April, 2021

Megan Nolan (Notary Public) Commission Expires 9/7/2022

This instrument was prepared by: Avni Shah, 2015 W. Fullerton Ave., Chicago, Illinois 60647

Mail To:

Send Subsequent Tax Bills to: GREGORY L MILLER, 4553 N Magnolia Ave Unit 303 Chicago, IL 60640

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P
S
SC
INT JP

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File No: 755139

EXHIBIT "A"

PARCEL 1:

UNIT 303 IN THE MAGNOLIA GARDENS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-23, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-3C, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 303, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBES THEREIN.

14-17-118-032-103

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:

2,497.50

CTA:

999.00

TOTAL:

3,496.50

14-17-118-032-1013 | 20210401606813 | 0-293-273-872

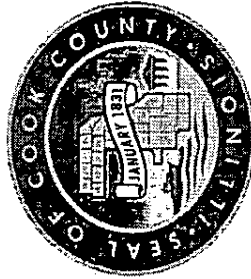
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

04-May-2021



COUNTY:
ILLINOIS:
TOTAL:

166.50
333.00
499.50

14-17-118-032-1013

20210401606813

0-130-957-584

Property of Cook County Clerk's Office