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Doc#. 2115806026 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/07/2021 06:44 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20210501647375

ST/CO Stamp 0-169-859-344 ST Tax \$280.00 CO Tax \$140.00

City Stamp 0-708-200-720 City Tax: \$2,940.00

The Grantor, PATRICIA S. GRABILL A/K/A PATRCIA GRABILL, a single never been married woman of the City of Chicago, County of Cook, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and variable consideration in hand paid.

CONVEYS and WARRANTS to CHIJIOKE O. IKONTE, a single person, as his sole and separate property, the following described real estate situate in the County of DuPage and State of Illinois, to wit.

SEE LEGAL DESCRIPTION

Subject only to the following, if any: 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; and general real estate taxes not due and payable at the time of Closing.

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

Dated this $18^{1/2}$ day of 1/2, 2021.

PIN: 17-08-247-032-1010 UNIT 1-W

17-08-247-032-1017 UNIT PU-1

NEAL ESTATE TRANSPER IPA			01-Jun-2021
		CHICAGO	2,100.00
		C1A1	840.00
		TOTAL:	2,940.00 *
17	-08-247-032-1010	2021050164737	5 (0 708-200-720

COMMONLY KNOWN AS:

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

1122 W. HUBBARD STREET, UNIT 1-W AND PU-1, CHICAGO, ILLINOIS 60642

IN WITNESS WHEREOF, the grantors, as aforesaid, hereunto sets their hands and seal the day and year first above written.

PATRICIA S. GRABILL A/K/A PATRICIA GRABILL

REAL ESTATE TO

REAL ESTATE TRANSFER TAX			01-Jun-2021
		COUNTY:	140.00
4	(3.5)	ILLINOIS:	280.00
		TOTAL:	420.00
17-08-247-032-1010		20210501647375	0.150.950.244

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This Instrument Prepared By:

RICHARD J. CALDARAZZO

MAR CAL LAW, P.C.

15 SALT CREEK LANE #317

HINSDALE, IL 60521

Send subsequent tax bills to:

CHIJIOKETKONTE

1122 W. HUBBARD, UNIT 1W

CHICAGO, IL 60642

MAIL TO:

Chijioke Ikonte 1122 W. Hubbard #IW Obicaro It Lodo42

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 PATRICIA S. GRABILL A/IX/A PATRICIA GRABILL 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 she signed. sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 1/8 day of

Notary Public

2021.

My commission expires:

OFFICIAL SEAL RICHARD J CALDARAZZO NOTARY PUBLIC, STATE OF ILLINOIS

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EXHIBIT A - LEGAL DESCRIPTION

Parcel 1: Unit Number 1-W in the Ascot Place of Hubbard Crossing Condominium, as delineated on a survey of the following described tract of land:

Lots 17, 18, 19, 20, 21 and 22 in the Subdivision of Block 10 in Ogden's Addition to Chicago, in the Northeast 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded at Document Number 0606118032, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: The Exercive Right to the Use of a Balcony, a limited common element to Unit 1-W, as Delineated on the survey attached as Exhibit "C" to the aforesaid Declaration, as Amended from time to time, in Cook County, Illinois.

Parcel 3: Unit Number PU-1 is the Ascot Place of Hubbard Crossing Condominium, as delineated on a survey of the following described tract of land:

Lots 17, 18, 19, 20, 21 and 22 in the Subdivision of Block 10 in Ogden's Addition to Chicago, in the Northeast 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0606118032, together with its undivided percentage interest in the common elements in Cook County, Illinois.