

UNOFFICIAL COPY

Doc#: 2115934066 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2021 03:41 PM Pg: 1 of 3

THIS DEED WAS PREPARED BY:

Erin G. Brown
Brotschul Potts LLC
30 N LaSalle Street, Suite 1402
Chicago, Illinois 60602

Dec ID 20210201649795
ST/CO Stamp 0-988-045-840 ST Tax \$580.00 CO Tax \$290.00
City Stamp 1-491-638-800 City Tax: \$6,090.00

AFTER RECORDING MAIL TO:

Frank Jaffee
Jaffee and Berlin
111 Washington Street, Suite 900
Chicago, Illinois 60602

41060660E4
GIT

WARRANTY DEED

THIS INDENTURE, made as of March 1, 2021, from David F. Majors and Tiffany Campbell Majors, as husband and wife, having a current address of 1800 N Fremont Street, Unit 3, Chicago, Illinois 60614 (collectively, "Grantor"), in favor of Molly Moran, a(n) single woman, having a current address of City of Chicago ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in and paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2020 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

[SIGNATURES ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTOR:

D.F.M.
David F. Majors

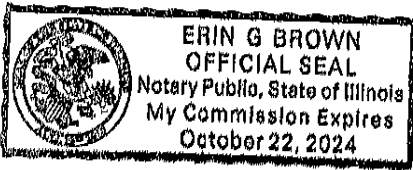
Tiffany Campbell
Tiffany Campbell Majors

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **David F. Majors and Tiffany Campbell Majors**, appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1 day of March, 2021.



Erin G. Brown
Notary Public

My commission expires on Oct 22, 2024

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EXHIBIT A Legal Description

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILFREE COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 85196371, AS AMENDED, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



PIN: 14-32-412-069-1003


PROPERTY CKA. 1800 N FREMONT STREET UNIT 3, CHICAGO, IL 60614

SEND PROPERTY TAX BILLS TO:

Molly Moran
1800 N Fremont Unit 3
Chicago, IL 60614

grantees address ↖

REAL ESTATE TRANSFER TAX		16-Mar-2021	
		COUNTY:	290.00
		ILLINOIS:	580.00
		TOTAL:	870.00
14-32-412-069-1003		20210201649795 0-988-045-840	

REAL ESTATE TRANSFER TAX		16-Mar-2021	
		CHICAGO:	4,350.00
		CTA:	1,740.00
		TOTAL:	6,090.00 *
14-32-412-069-1003		20210201649795 1-481-638-800	

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