

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2116041038 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2021 02:20 PM Pg: 1 of 2

Dec ID 20210401689083
ST/CO Stamp 0-669-750-800 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-052-907-024 City Tax: \$2,887.50

Above Space for Recorder's Use Only

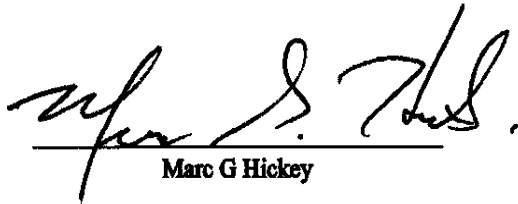
THE GRANTOR(S) Marc G Hickey, single of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Patrick Early, single of Niles, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-17-515-058-1009

Address(es) of Real Estate: 4049 N Southport Ave Unit 2 Chicago Illinois 60613

The date of this deed of conveyance is 04/08/2021.



Marc G Hickey

State of IL, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marc G Hickey 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.

FIDELITY NATIONAL TITLE 0C21011110

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Given under my hand and official seal 04/08/2021.



Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**


For the premises commonly known as: 4049 N Southport, Unit 2
Chicago, Illinois 60613

Legal Description:

UNIT 4049-2 IN THE GRACELAND VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:



THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF CLARK STREET AND SOUTHERLY OF BELLE PLAINE AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SOUTHPORT AVENUE 415.7 FEET NORTH OF THE NORTH LINE OF IRVING PARK BOULEVARD; THENCE RUNNING NORTH ALONG THE EAST LINE OF SOUTHPORT AVENUE 184.71 FEET TO THE SOUTHERLY LINE OF BELLE PLAINE AVENUE; THENCE EAST ON A LINE COINCIDENT WITH THE SOUTHERLY LINE OF BELLE PLAINE AVENUE SAID LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES WITH EAST LINE OF SAID SOUTHPORT AVENUE, A DISTANCE OF 8.7 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF BELLE PLAINE AVENUE 56.1 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID BELLE PLAINE AVENUE 100 FEET DISTANT FROM THE WEST LINE OF NORTH CLARK STREET; THENCE SOUTHEASTERLY ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANT FROM THE WEST LINE OF SAID NORTH CLARK STREET 100.47 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANT FROM THE EAST LINE OF SOUTH PORT AVENUE 114.65 FEET THENCE WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHPORT AVENUE, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020505741, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST.

REAL ESTATE TRANSFER TAX		08-Apr-2021
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *

14-17-315-068-1009 | 20210401689083 | 1-052-907-024

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

REAL ESTATE TRANSFER TAX		08-Apr-2021
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50

14-17-315-068-1009 | 20210401689083 | 0-689-750-800

GRANTEES ADDRESS

This instrument was prepared by:	Send subsequent tax bills to:	Mail recorded document to:
Lawrence G. Leibforth Law Offices of Lawrence G. Leibforth 4001 W. 95th #200 Oak Lawn, IL 60453	Patrick Early 4049 N Southport, Unit 2 Chicago Illinois 60613	Patrick Early 4049 N Southport, Unit 2 Chicago Illinois 60613