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Doc# 2116649130 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/15/2021 01:52 PM Pg: 1 of 3

Dec ID 20210501626194
ST/CO Stamp 1-756-833-040 ST Tax \$306.00 CO Tax \$153.00
City Stamp 0-310-707-472 City Tax: \$3,213.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Barbara B. Goodman, Esq.
Attorney at Law
555 Skokie Blvd., Suite 250
Northbrook, IL 60062

MAIL REAL ESTATE TAX BILL TO:

Max Beshers and Daniel Forbush
1521 W. Edgewater Ave., Unit 3E
Chicago, IL 60660

(Reserved for Recorders Use Only)

THE GRANTOR: Clayton Falwell, an unmarried man of 275 N. Broadway, #901, Coos Bay, OR 97420, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Max Beshers, unmarried man and Daniel Forbush, unmarried man of Chicago Edgewater, to have and to hold, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1521 W. Edgewater Ave., Unit 3E, Chicago, IL 60660
PIN: 14-05-321-077-1005

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain file, pipe or other conduit.

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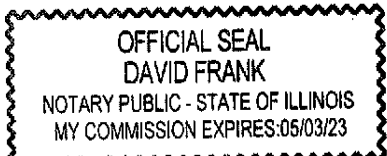
DATED this 1st day of June, 2021.

Clayton Falwell

STATE OF Illinois)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Clayton Falwell**, 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 individually acknowledged that he signed and delivered the said instrument as his 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 1st day of June, 2021.



Notary Public

NAME AND ADDRESS OF PREPARER:
David Frank
Attorney at Law
1211 Landwehr Rd.
Northbrook, IL 60062

PROBATE CLERK'S OFFICE
COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

Order No.: 21CNW764496NB

For APN/Parcel ID(s): 14-05-321-077-1005

PARCEL 1:

UNIT 3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WEST EDGEWATER PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED NOVEMBER 21, 2003 AS DOCUMENT NO. 0332539118, AS AMENDED FROM TIME TO TIME IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS GARAGE SPACE G-4 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

Property of Cook County Clerk's Office