

# UNOFFICIAL COPY

Doc#: 2116742195 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/16/2021 03:55 PM Pg: 1 of 2

## WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BRENDAN R. APPEL  
NORTH SHORE PROPERTY LAW  
191 WAUKEGAN RD, STE 360  
NORTHFIELD, ILLINOIS 60093

AFTER RECORDING RETURN  
TO:

Bradley Sayad  
1s443 Summit Ave., Ste 304b  
Oakbrook Terrace, IL 60181

PROPERTY ADDRESS

235 W. Van Buren St  
Unit 4313  
Chicago, IL 60607  
(Cook County)

PERMANENT INDEX NUMBER:

17-16-238-028-1347  
17-16-238-028-1367

Dec ID 20210601663916  
ST/CO Stamp 1-798-743-312 ST Tax \$310.00 CO Tax \$155.00  
City Stamp 2-016-339-216 City Tax: \$3,255.00

THE GRANTOR, **STEPHEN D. ANDREWS**, married to **RACHEL ANDREWS**, of the County of Cook, State of Illinois, for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to **LIPOKINLA PONGEN**, a never-married woman, of the City of Chicago, County of Cook, State of Illinois, all of Grantors' right, title, and interest in and to the following described real estate, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois:


Unit 4313 and P-3, in the 235 W. Van Buren Condominiums, as delineated on a survey of the following described property:

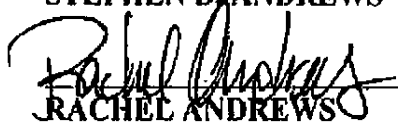
That part of Lots 65, 66, 67, 68, 69, 70, 71, 72, 73 and 74 (taken as a tract) in Block 90 in School Section Addition to City of Chicago, in Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 0915934034, together with an undivided percentage interest in the common elements.

**SUBJECT TO THE FOLLOWING, IF ANY:** Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable;

**IN WITNESS WHEREOF**, the GRANTOR has set his hands as of this 10 day of June, 2021.

# UNOFFICIAL COPY

  
 \_\_\_\_\_  
 STEPHEN D. ANDREWS

  
 \_\_\_\_\_  
 RACHEL ANDREWS

*045*  
 NORTH BRUNNEN )  
 STATE OF ILLINOIS )  
*R. M. COLLIER 22476* ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **STEPHEN D. ANDREWS and RACHEL ANDREWS**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered 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 10<sup>th</sup> day of June, 2021.

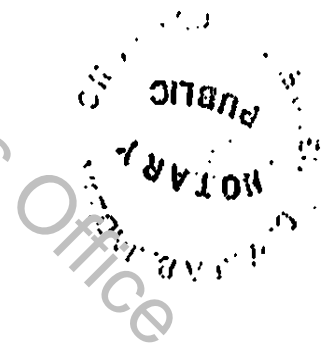
*Deborah B. Tadar*  
 \_\_\_\_\_  
 Notary Public



My Commission Expires:

12-08-2024


Send Tax Bills to:

LIPOKINLA PONGEN  
 235 W. Van Buren St, Unit 4313  
 Chicago, IL 60607



REAL ESTATE TRANSFER TAX		14-Jun-2021	
	COUNTY:	155	
	ILLINOIS:	310	
	TOTAL:	465	

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REAL ESTATE TRANSFER TAX		14-Jun-2021	
	CHICAGO:	2,325.00	
	CTA:	930.00	
	TOTAL:	3,255.00 *	

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