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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2116855208 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2021 03:32 PM Pg: 1 of 3

Mail To:

Theodore G. Gerner
1444 W. Montrose Ave #1E
Chicago IL, Level 3

Dec ID 20210501637813
ST/CO Stamp 2-062-386-448 ST Tax \$550.00 CO Tax \$275.00
City Stamp 1-978-259-728 City Tax: \$5,775.00

Name & Address of Taxpayer:

Heather C. Roles and Theodore G. Gerner
1444 W. Montrose Ave., Unit IE
Chicago, IL, 60613

Prepared by: Hawbecker and Garver, LLC, 26 Duane Street, Hinsdale, IL 60521

THE GRANTOR(S) Benjamin M. Smigielski and Lorraine L. Reinsch n/k/a Lorraine L. Smigielski, husband and wife, of 1444 W. Montrose Ave., Unit 1E, Chicago, State of Illinois, 60613, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Heather C. Roles and Theodore G. Gerner, husband and wife

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

- ~~Individually~~
- ~~as Tenants in Common~~
- ~~as Joint Tenants~~
- not as joint tenants, nor tenants in common, but as Tenants by the Entirety


Whose address is 845 N. Kinsbury St, Unit 605, Chicago, IL 60610, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 14-17-120-038-1001
Address of Real Estate: 1444 W Montrose Avenue, Condo 1E, Chicago IL 60613

REAL ESTATE TRANSFER TAX	28-May-2021
 CHICAGO:	4,125.00
CTA:	1,650.00
TOTAL:	5,775.00 *

REAL ESTATE TRANSFER TAX	11-Jun-2021
 COUNTY:	275.00
 ILLINOIS:	550.00
TOTAL:	825.00

14-17-120-038-1001 | 20210501637813 | 1-978-259-728

14-17-120-038-1001 | 20210501637813 | 2-062-386-448

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

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Dated this 17 day of May, 20 21.

Benjamin M. Smigielski
Benjamin M. Smigielski

Lorraine L. Smigielski
Lorraine L. Reinsch n/k/a Lorraine L. Smigielski

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Benjamin M. Smigielski**, 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.

Given under my hand and official seal, this 17 day of May, 20 21.

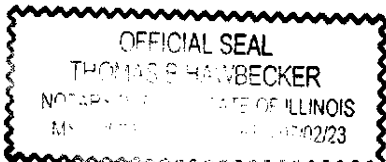


[Signature] (Notary Public)

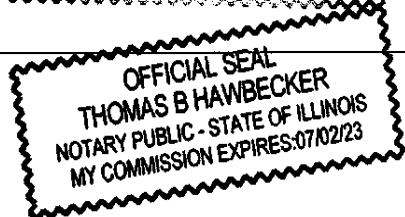
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Lorraine L. Reinsch n/k/a Lorraine L. Smigielski**, 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.

Given under my hand and official seal, this 17 day of May, 20 21.



[Signature] (Notary Public)



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EXHIBIT A – LEGAL DESCRIPTION

Parcel 1:

Unit Number 1E in the Graceland East Quarters Condominiums, As Delineated on a survey of the following described tract of land:

The East 43 feet of the West 86 feet of Lots 11 and 12 in Block 23 in Ravenswood Being a Subdivision in Section 17 and 18, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0520718082; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The Exclusive right to the use of Garage Parking Space P-1E and Storage Space S-3, A limited common elements as described in the aforesaid Declaration.

Property of Cook County Clerk's Office