

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Mail to:

Paul Davies
4306 N St Louis Ave #3D
Chicago IL 60618

GRANTEES ADDRESS

Name & address of taxpayer:

Paul Davies
4306 N. St Louis Ave, Unit 3D
Chicago, IL 60618

Doc#: 2117428120 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2021 02:39 PM Pg: 1 of 2

Dec ID 20210401604526
ST/CO Stamp 0-756-117-008 ST Tax \$220.00 CO Tax \$110.00
City Stamp 1-292-987-920 City Tax: \$2,310.00

THE GRANTOR(S) Barbara Piotrowska n/k/a Barbara Piotrowska Walston, a married woman of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Paul Davies, A Single man, of 4306 N. St. Louis Ave, Unit 3D, Chicago, IL 60618 (address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 3D, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4304-4306 NORTH SAINT LOUIS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0624310065, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE SOUTHEAST 3/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of record, building lines, zoning ordinances, public right of ways for roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

This property is not homestead as to the grantor. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s) 13-14-401-044-1015
Property address: 4306 N. St. Louis Ave, Unit 3D, Chicago, IL 60618
DATED this 21 day of April, 2021.


Barbara Piotrowska n/k/a Barbara Piotrowska Walston

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FIDELITY NATIONAL TITLE
OC21012735

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barbara Piotrowska n/k/a Barbara Piotrowska Walston

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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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of April, 2021.

Commission expires 8-28-2024

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:
Thomas Magarian
The Law Offices of Thomas Magarian PC
2623 W. Minnemac Ave, Suite 100
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		26-Apr-2021	
	COUNTY:	110.00	
	ILLINOIS:	220.00	
TOTAL:		330.00	
13-14-401-044-1015		20210401604526 0-756-117-008	

REAL ESTATE TRANSFER TAX		26-Apr-2021	
	CHICAGO:	1,650.00	
	CTA:	660.00	
TOTAL:		2,310.00 *	

13-14-401-044-1015 | 20210401604526 | 1-292-987-920

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

Property of Cook County Clerk's Office