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Doc#: 2119303016 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2021 06:17 AM Pg: 1 of 3

Dec ID 20210501649479
ST/CO Stamp 1-331-483-920 ST Tax \$197.50 CO Tax \$98.75
City Stamp 2-002-572-560 City Tax: \$2,073.75

file FO21-0943112
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR
**MICHAEL EPSTEIN AND
MARINA EPSTEIN, husband and
wife**, for and in consideration of
TEN AND 00/100 DOLLARS
(\$10.00), and other good and
valuable considerations in hand paid,
CONVEYS AND WARRANTS to
**NICHOLAS HOFFMEISTER, a
single person** of 1000 North
LaSalle Drive, Chicago, Illinois
60610 as, the following described real estate situated in the County of Cook, in the State
of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Also known as street number 1560 North Sandburg Terrace, Unit 1207,
Chicago, Illinois 60610

Permanent Index Number: 17-04-207-087-1250

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year (s).

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

Dated this 14 day of June, 2021



MICHAEL EPSTEIN



MARINA EPSTEIN

STATE OF Indiana, COUNTY OF Allen ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
CERTIFY THAT MICHAEL EPSTEIN AND MARINA EPSTEIN, husband and

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wife, 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, sealed and delivered the 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 14th day of June, 2021

Carole Hodgin (Notary Public)





CAROLE HODGIN
Notary Public, State of Indiana
Commission Expires: Oct. 2, 2023

After Recording, Please Send to:


~~Robert Cheek
6446 West Cermak Road
Berwyn, Illinois 60402~~

Send Subsequent Tax Bills To:

Nicholas Hoffmeister
1560 North Sandburg Terrace
Unit 1207
Chicago, Illinois 60610

REAL ESTATE TRANSFER TAX		28-Jun-2021	
	COUNTY:	98.75	
	ILLINOIS:	197.50	
	TOTAL:	296.25	

17-04-207-087-1250 | 20210501649479 | 1-331-483-921

REAL ESTATE TRANSFER TAX		28-Jun-2021	
	CHICAGO:	1,481.25	
	CTA:	592.50	
	TOTAL:	2,073.75 *	

17-04-207-087-1250 | 20210501649479 | 2-002-572-560

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

Deed prepared by: KAREN M. PATTERSON
2400 RAVINE WAY, SUITE 200
GLENVIEW, ILLINOIS 60025
(847) 724-5150

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Unit No. 1207J, in Carl Sandburg Village Condominium Unit No. 7, as delineated on a survey of the following described real estate:

Lot 1 (except the North 85.05 feet and the East 30.00 feet thereof), Lot 2 (except the South 56.30 feet of the West 175.50 feet thereof), Lot 3 and that portion of Germania place lying West of the West Line of the said East 30.00 feet of Lot 1 extended South to the North Line of Said Lot 2, all in Chicago Land Clearance Commission No. 3, being a consolidation of Lots and parts of Lots and vacated alleys in Bronson's addition to Chicago and Certain Resubdivisions, all in the Northeast 1/4 of Section 4, Township 39 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 25382049 and filed as Document Number LR3179558, as amended from time to time, together with its undivided percentage interest in the common elements.

PIN(S): 17-04-207-087-1250

Property of Cook County Clerk's Office