

# UNOFFICIAL COPY

Doc#: 2119320355 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/12/2021 10:47 AM Pg: 1 of 3

## WARRANTY DEED

### THE GRANTOR:

Krista A Rossman, an  
unmarried person,

Dec ID 20210601683789  
ST/CO Stamp 1-734-913-296 ST Tax \$230.00 CO Tax \$115.00  
City Stamp 0-386-805-008 City Tax: \$2,415.00

of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to: Benjamin Loomis, a single man, all right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Exhibit A for legal description attached hereto and made a part hereof) 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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property; and general real estate taxes not due and payable.

Permanent Index No.: 17-17-228-020-1013  
Address of Real Estate: 812 West Van Buren Street, Unit 3C, Chicago, IL 60607

DATED this 20<sup>th</sup> day of June, 2021

By: Krista A Rossman  
Krista A Rossman

State of ILL  
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Krista A Rossman is 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of June, 2021

Commission expires: 5-30-2023

[Signature]  
Notary Public



FD-21-0954 Cook 192

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of premises commonly known as: 812 West Van Buren Street, Unit 3C, Chicago, IL 60607


Mail To: Benjamin Lomis  
SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: 812 W VAN BUREN ST, Unit 3C  
CHICAGO, IL  
60607

THIS INSTRUMENT WAS PREPARED BY:  
Closing Group P.C.  
1305 Oxford Road  
Deerfield IL. 60015

MAIL RECORDED INSTRUMENT TO:  
~~MAIL TO: 201E~~

REAL ESTATE TRANSFER TAX		29-Jun-2021
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00
17-17-228-020-1013   20210601683789   1-734-913-298		

REAL ESTATE TRANSFER TAX		29-Jun-2021
	CHICAGO:	1,725.00
	CTA:	600.00
	TOTAL:	2,415.00
17-17-228-020-1013   20210601683789   0-386-805-000		

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

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## EXHIBIT A

### LEGAL DESCRIPTION

**Parcel 1.**

Unit 3-C together with its undivided percentage interest in the common elements in Westgate Condominium as delineated and defined in the Declaration recorded as Document Number 90303797 and filed as Document Number LR3891819, in the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

Easement for the benefit of Parcel 1, for ingress and egress, as created by Document fields as Number LR3891818 and recorded as Document Number 90303796, in Cook County, Illinois.

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