

UNOFFICIAL COPY

Doc#: 2119404017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2021 05:58 AM Pg: 1 of 3

Dec ID 20210601684503
ST/CO Stamp 2-139-381-008 ST Tax \$670.00 CO Tax \$335.00
City Stamp 1-263-457-552 City Tax: \$7,035.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Jessica Burget
855 Wolcott Ave.
Unit 3
Chicago, IL 60622

(The Above Space for Recorder's Use Only)

THE GRANTOR Jessica Burget, a single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Damien Taylor, a single man, whose address is 855 Wolcott #3, Chicago

(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~~

Chicago Title
216SA941378HH
1 & 2

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT 'A'

Permanent Index Number(s): 17-06-435-065-1003

Property Address: 855 N. Wolcott Ave., Unit 3, Chicago, IL 60622

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).

Dated 7/23/, 2021.

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Jessica Burget
Jessica Burget

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jessica Burget 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 in the instrument as her 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 notarial seal, June 23, 2021.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY
Wilde Law Group
1016 W. Jackson Blvd.
Chicago, IL 60607

MAIL TO:

~~JS Fitzgerald & Associates, LLC~~ →

SEND SUBSEQUENT TAX BILLS TO:

Damien Taylor
855 N. Wolcott Ave.
Unit 3
Chicago, IL 60622

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LEGAL DESCRIPTION

Order No.: 21GSA941378HH

For APN/Parcel ID(s): 17-06-435-065-1003

PARCEL 1:

UNIT 3 IN THE 855 NORTH WOLCOTT CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 32 IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 8, IN COCHRAN'S AND OTHERS, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED, SEPTEMBER 13, 2018 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 1825618054 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-3, STORAGE SPACE S-1 AND ROOFTOP R-1, LIMITED COMMON ELEMENTS ("LCE"), AS DELINEATION THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 3, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Cook County Clerk's Office