

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2120007181 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2021 10:24 AM Pg: 1 of 2

Dec ID 20210601683238
ST/CO Stamp 0-826-037-520 ST Tax \$315.00 CO Tax \$157.50
City Stamp 1-629-132-048 City Tax: \$3,307.50

THE GRANTOR(S), Matthew C. Thomas, an unmarried person, of Los Angeles, California, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Andrea M Ganier and Nathan A Wilson, ~~as Joint Tenants~~, of 1705 W. Washington Blvd., Chicago, Illinois 60612, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-18 101-057-1004

Address(es) of Real Estate: 2212 W Monroe St., Unit 2W, Chicago Illinois 60612

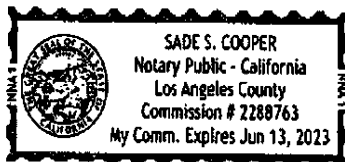
The date of this deed of conveyance is dated this 23rd day of June, 2021.

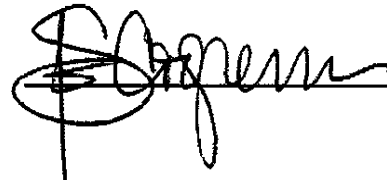
*married to each other,
** taking not as joint
tenants nor as tenants
in common, but as
tenants by the entirety.*


Matthew C. Thomas

State of California, County of Los Angeles. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew C. Thomas 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal dated this 23rd day of June, 2021.




Notary Public

FIDELITY NATIONAL TITLE
CH21021443

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LEGAL DESCRIPTION

For the premises commonly known as: 2212 W Monroe St., Unit 2W
Chicago, Illinois 60612


Legal Description:



PARCEL 1:

UNIT 2-W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN JAY'S PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020599310, IN THE WEST 1/2 OF NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-7, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		29-Jun-2021
	CHICAGO:	2,362.50
	CTA:	945.00
	TOTAL:	3,307.50 *
17-18-101-057-1004 20210601683238 1-629-132-048		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		29-Jun-2021
	COUNTY:	157.5
	ILLINOIS:	315.0
	TOTAL:	472.5
17-18-101-057-1004 20210601683238 0-826-037-521		

GRANTEES ADDRESS

<p>This instrument was prepared by: Wayne Shapiro Wayne S. Shapiro, P.C. 134 N. LaSalle Street, Suite 2000 Chicago, IL 60602</p>	<p>Send subsequent tax bills to: Andrea M Ganier and Nathan A Wilson 2212 W. Monroe Street Unit 2W Chicago, IL 60612</p>	<p>Mail recorded document to: Andrea M Ganier and Nathan A Wilson 2212 W. Monroe Street Unit 2W Chicago, IL 60612</p>
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