

# UNOFFICIAL COPY

Doc#: 2120008169 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/19/2021 10:17 AM Pg: 1 of 3

Dec ID 20210601687361  
ST/CO Stamp 1-697-877-264 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 1-161-006-352 City Tax: \$3,150.00

## WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individuals)

OC 21018947  
FIDELITY NATIONAL TITLE  
182

(The Above Space for Recorder's Use Only)

THE GRANTOR, Dustin Fontaine, a married man\*, of the City of Chicago, County of Cook, State of Illinois, 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 Daniel Romo ~~AN UNMARRIED MAN and Barbara Jane Irwin,~~ of CHICAGO, IL, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, not as tenants in common, ~~but~~ as joint tenants, to wit:

DR NOT BUT AS SOLE OWNER

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-16-402-048-1020

Property Address: 161 West Harrison Street, Unit 408, Chicago, IL 60605

**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.

REAL ESTATE TRANSFER TAX		01-Jul-2021
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00 *

17-16-402-048-1020 | 20210601687361 | 1-161-006-352

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

REAL ESTATE TRANSFER TAX		01-Jul-2021
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00

17-16-402-048-1020 | 20210601687361 | 1-697-877-264

# UNOFFICIAL COPY

Dated this 3 day of June, 2021

[Signature] (Seal)  
Dustin Fontaine

[Signature] (Seal)  
Lisa Lee Fontaine (waiving homestead only)

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Dustin Fontaine and Lisa Lee Fontaine, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 3 day of June, 2021

[Signature]  
Notary Public



THIS INSTRUMENT PREPARED BY:  
Marneris Law, P.C.  
10661 South Roberts Road, Suite 107  
Palos Hills, IL 60465

MAIL TO:  
  
Law Office of James M. Hamill, Jr., Ltd.  
200 W. Higgins Road, Suite 200  
Schaumburg, IL 60195

SEND SUBSEQUENT TAX BILLS TO:  
  
Daniel Romo  
161 West Harrison Street, Unit 408  
Chicago, IL 60605

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

UNIT 408 IN THE MARKET SQUARE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

LOT 2 (EXCEPT THE WEST 4 FEET) AND LOT 5 (EXCEPT THE WEST 4 FEET) AND LOT 8 (EXCEPT THE WEST 4 FEET) IN SUBDIVISION OF BLOCK 101 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 11 (EXCEPT THE WEST 4 FEET) AND THE NORTH 2/3 OF LOT 14 (EXCEPT THE SOUTH 22.3 FEET AND EXCEPT THE WEST 4 FEET THEREOF) IN BLOCK 101 IN SCHOOL SECTION ADDITION; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 97225742, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-16-402-048-1020

Property Address: 161 West Harrison Street, Unit 408, Chicago, IL 60605