

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2120245331 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 11:46 AM Pg: 1 of 2

Dec ID 20210601664004
ST/CO Stamp 0-304-835-856 ST Tax \$250.00 CO Tax \$125.00
City Stamp 1-647-013-136 City Tax: \$2,625.00

FIDELITY NATIONAL TITLE
CH21021896

Above Space for Recorder's Use Only

A married man
THE GRANTOR(s) CHRIS ROSE, 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 AUSTIN FERRIS of Illinois, 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 hereto 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 taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 16-15-411-066-1004

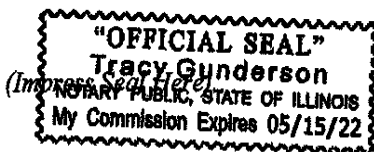
Address(es) of Real Estate:
2403 W LEXINGTON ST #4
CHICAGO, IL 60612-3682

The date of this deed or conveyance is 6/24/2021

Chris Rose

CHRIS ROSE

State of IL, County of COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Chris Rose 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.



(My Commission Expires 5/15/22)

Given under my hand and official seal 6/24/2021

[Signature]

Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as: 2403 W LEXINGTON ST #4, CHICAGO, IL 60612-3682

Legal Description:

PARCEL 1: UNIT 2403-4 IN THE 2403 WEST LEXINGTON CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 23.75 FEET OF THE WEST 71.25 FEET OF LOTS 20, 21, 22, 23 AND 24 (EXCEPT THE SOUTH 2 FEET OF LOT 24 THEREOF) IN RAWSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 1, 2003 AS DOCUMENT NUMBER 0030439547, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-2, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030439547.

GRANTEES ADDRESS

This instrument was prepared by:

Mark Edison
Law Office Mark E. Edison PC
1415 W. 22nd Street Tower Floor
Oak Brook, IL 60523

Send subsequent tax bills to:

Austin C. Ferris
2403 W. Lexington #4
Chicago, IL 60612-3682

Re-order-mail recorded document to:

Austin C. Ferris
2403 W. Lexington St #4
Chicago, IL 60612-3682

© By FNTIC 2011

REAL ESTATE TRANSFER TAX

14-Jul-2021



COUNTY:	125.00
ILLINOIS:	250.00
TOTAL:	375.00

16-13-411-066-1004 | 20210601664004 | 0-304-835-856

REAL ESTATE TRANSFER TAX

14-Jul-2021



CHICAGO:	1,875.00
CTA:	750.00
TOTAL:	2,625.00 *

16-13-411-066-1004 | 20210601664004 | 1-647-013-136

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