

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Andrew Barks and Alissa Barks, f/k/a
Alissa Zinck
2828 N. Talman Ave., Unit F
Chicago, IL 60618

Doc#: 2120304072 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 07:44 AM Pg: 1 of 2

Dec ID 20210701694880
ST/CO Stamp 1-864-391-952 ST Tax \$431.00 CO Tax \$215.50
City Stamp 1-445-035-280 City Tax: \$4,525.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Andrew Barks and Alissa Barks, f/k/a Alissa Zinck, husband and wife, of 2828 N. Talman Ave., Unit F, Chicago, IL 60618 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Amin Shatat, a single man, of 3923 W. Ainslie St., Chicago, IL 60625, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

Parcel 1: Unit No. C.4 in Dairy Commons Condominium as delineated on a survey of the following described Real estate:

Parts of lots in Mary Wolfgram's Subdivision of the South 5 acres East of the railroad of Lot 6 in Richon and Bowenmaster's Subdivision of the West 1/2 of the Northeast 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, and that part of the vacated alley between said lots lying North of the right of way of the Chicago and Northwestern railroad and South of a line drawn from the Northeast corner of the South 9 feet of Lot 47 aforesaid to the Northwest corner of the South 9 feet of Lot 32 aforesaid, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 99662122, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 to park a vehicle in the Space B.4(South) located on adjoining property, and ingress and egress thereto as set forth in the Declaration of Parking and Access Easement recorded March 22, 1999 as Document 99274849.

Permanent Index Number(s): 13-25-225-051-1004

Property Address: 2828 N. Talman Ave. Unit F, Chicago, IL 60618

FD 21-1100 1 of 2

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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 Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 6th day of July, 2021.

Andrew Barks

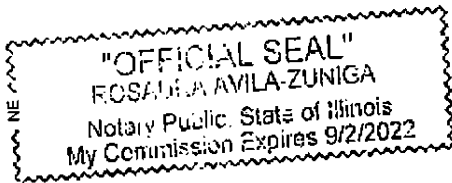
Alissa Barks, f/k/a Alissa Zinck

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Barks and Alissa Barks personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in 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 6 day of July, 2021.

Notary Public



REAL ESTATE TRANSFER TAX		08-Jul-2021
	COUNTY:	215.50
	ILLINOIS:	431.00
	TOTAL:	646.50
13-25-225-051-1004 20210701694880 1-864-391-95		

THIS INSTRUMENT PREPARED BY
Julia S. Bruce, Attorney at Law
Bruce Law Office, LLC
6430 N. Central Ave., Suite 206
Chicago, IL 60646

REAL ESTATE TRANSFER TAX		08-Jul-2021
	CHICAGO:	3,232.50
	CTA:	1,293.00
	TOTAL:	4,525.50 *
13-25-225-051-1004 20210701694880 1-445-035-280		
* Total does not include any applicable penalty or interest due.		

MAIL TO:

Amin Shatat
2828 N. Talman Ave. Unit F
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Amin Shatat
2828 N. Talman Ave. Unit F
Chicago, IL 60618