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PREPARED BY:
Patrick J. Kelly
The Kelly Law Firm, P.C.
111 E. Jefferson Ave.
Naperville, IL 60540

Doc# 2120310043 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/22/2021 02:35 PM PG: 1 OF 5

MAIL TAX BILL TO:
Steven Sacks
1661 N Bell Avenue, Unit 2
Chicago, IL 60647

MAIL RECORDED DEED TO:
Steven Sacks
1661 N Bell Avenue, Unit 2
Chicago, IL 60647

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

WARRANTY DEED Statutory (Illinois)

THE GRANTOR, Karly Coogan, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to Steven Sacks, _____, of _____, in the County of _____, State of _____, the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

P.I.N. 14-31-328-106-1002; See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Covenants, conditions and restrictions of record. General taxes for the year 2020 and subsequent years, building lines and easements, if any. He by releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Karly Coogan
Karly Coogan

Date: 4/30/2021

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Karly Coogan, personally known 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 the said 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, this 30th day of April, 2021.

"OFFICIAL SEAL"
MELISSA A. COBBAN
Notary Public, State of Illinois
My Commission Expires 07/29/2023

Melissa A. Cobban
Notary Public

S Y
P 5
S Y-1
SC _____
INT R

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EXHIBIT A – DESCRIPTION OF PROPERTY

Permanent Index Number: 14-31-328-106-1002

Common Address of Property: 1661 N Bell Avenue, Unit 2, Chicago, IL 60647

Legal Description of Property:

PARCEL 1:

UNIT NO. 2 AND STORAGE SPACE S-2, A LIMITED COMMON ELEMENT IN BELL-LAIR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 18 IN MCKLEY'S AND ALLEN'S SUBDIVISION OF ALL OF THAT TRACT OF LAND LYING BETWEEN THE EAST LINE OF SHOBER STREET AND CENTER OF LEAVITT STREET, BEING THE EAST 798.5 FEET OF THE NORTH 3.60 CHAINS OF THE SOUTH 10 CHAINS OF THE SOUTH $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 96822971, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID RECORDED AS DOCUMENT NUMBER 96822971.

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EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 2 AND STORAGE SPACE S-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BELL-LAIR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96822971, AS AMENDED FROM TIME TO TIME, IN THE EAST 798.5 FEET OF THE NORTH 3.60 CHAINS OF THE SOUTH 10 CHAINS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID RECORDED AS DOCUMENT NUMBER 06822971.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

17-Jun-2021



CHICAGO:

3,885.00

CTA:

1,554.00

TOTAL:

5,439.00 *

14-31-328-106-1002 | 20210501639892 | 2-126-542-096

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

17-Jun-2021



COUNTY:	259.00
ILLINOIS:	518.00
TOTAL:	777.00

14-31-328-106-1002

| 20210501639892 |

0-011-367-696