

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS,
Grant Y. Lee and
Courtne L. Takata-Lee,
husband and wife,

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
7032 N SIOUX LLC,
an Illinois limited liability company

_____, - ____

The following described Real Estate situated in the County of Cook, in the State of Illinois, to
wit:

THAT PART OF LOT 21 IN ASSESSOR'S DIVISION OF VICTORIA POTHIER'S
RESERVATION IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DIVISION RECORDED
AUGUST 15, 1855 IN BOOK 85 OF MAPS, PAGE 147 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF NORTH SIOUX
AVENUE, SAID POINT BEING 249 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY
LINE OF NORTH MCALPIN AVENUE, AS IN WITTBOLD'S INDIAN BOUNDARY PARK
NUMBER 6, BOTH AVENUES BEING DESCRIBED IN DOCUMENT NUMBER 12463416,
RECORDED APRIL 12, 1940 IN THE COOK COUNTY, RECORDER'S OFFICE; THENCE
SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF NORTH SIOUX
AVENUE, A DISTANCE OF 53 FEET, THENCE SOUTHWESTERLY ALONG A LINE
PARALLEL TO THE SAID SOUTHEASTERLY LINE OF NORTH MCALPIN AVENUE, A
DISTANCE OF 125 FEET, THENCE NORTHWESTERLY PARALLEL TO SAID
SOUTHWESTERLY LINE OF NORTH SIOUX AVENUE, A DISTANCE OF 53 FEET;
THENCE NORTHEASTERLY PARALLEL TO SAID SOUTHEASTERLY LINE OF NORTH
MCALPIN AVENUE, A DISTANCE OF 125 FEET TO THE PLACE OF BEGINNING, IN
COOK COUNTY, ILLINOIS.

STREET ADDRESS: 7032 N. Sioux Ave., Chicago, IL 60646

PERMANENT TAX INDEX NUMBER: 10-32-116-033-0000

Doc#: 2120320424 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 10:26 AM Pg: 1 of 3

Dec ID 20210701696851
ST/CO Stamp 1-844-941-584 ST Tax \$354.00 CO Tax \$177.00
City Stamp 1-308-070-672 City Tax: \$3,717.00

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

21135706 1/1

UNOFFICIAL COPY


Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: [a] General real estate taxes not due and payable at the time of closing; [b] building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; [c] zoning laws and ordinances which conform to the present usage of the premises; [d] public and utility easements which serve the premises; and [e] public roads and highways, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 5 day of July, 2021.




Grant Y. Lee


Courtnie L. Takata-Lee

REAL ESTATE TRANSFER TAX	19-Jul-2021
 CHICAGO:	2,655.00
CTA:	1,062.00
TOTAL:	3,717.00 *

10-32-116-033-0000 | 20210701696851 | 1-308-070-672

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

REAL ESTATE TRANSFER TAX	19-Jul-2021
 COUNTY:	177.00
 ILLINOIS:	354.00
TOTAL:	531.00

10-32-116-033-0000 | 20210701696851 | 1-541-941-584

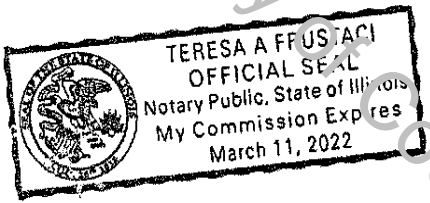
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 Grant Y. Lee and Courtnie L. Takata-Lee, 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 said 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 official seal, this 5 day of July, 2021.



Teresa A. Frustaci

Notary Public

The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 3/11/22

This instrument prepared by:
Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

Send subsequent tax bills to:
7032 N Sioux LLC
6856 N Ottawa
Chicago IL 60631

Mail to:
Harley B. Rosenthal
3700 W. Devon Ave., Suite E
Lincolnwood, IL 60712

Property
Cook County Clerk's Office