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2120333016D

Doc# 2120333016 Fee \$88.00

MAIL TO:
Scott Brower
608 S. Washington
Naperville, IL

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/22/2021 09:34 AM PG: 1 OF 2

MAIL TAX BILLS TO:
Herrera and Juarez
Unit 3F
1656 W. Farwell
Chicago, IL 60626

Chicago Title

21USA44075NA

SPECIAL WARRANTY DEED

lot 2 CR

THE GRANTORS DANIEL FOX and SUSAN REYNOLD now known as SUSAN REYNOLD FOX, husband and wife, of 1001 S. Kenilworth Avenue, Oak Park, IL 60304, for and in consideration of TEN DOLLARS and other good and valuable consideration, in hand paid, grants, bargains, sells, conveys and specially warrants title to MARICRIS HERRERA and HUGO JAVIER HERRERA JUAREZ, husband and wife of 1652 W. Farwell Ave, Apt 2K, Chicago, IL 60626 as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 3F IN THE FARWELL AVENUE CONDOMINIUM AS DELIEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 15 AND 16 IN BLOCK 38 IN ROGERS PARK BEING A SUBDIVION OF THE NORTHEAST AND THAT PART OF THE NORTHWEST, LYING EAST OF RIDGE ROAD OF SECTION 31 AND ALSO THE WEST 1/2 OF THE NORTHWEST OF SECTION 32 AND ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO 0520718107 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

Subject to Covenants, Conditions, Restrictions and Easements of Record, Encroachments of the 3 story brick building located mainly on said land over and onto the public alley lying North of and adjoining said land by .10 of a foot as disclosed by the plat of survey made by Central Survey Company dated Oct 26, 1990, and the wall located mainly on the land lying west of and adjoining said land by .04 of a foot on the Northwest corner of said land and encroachment of improvements located on the land herein

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onto the property west and adjoining and east and adjoining as disclosed by a survey made by Jens K Doe attached to the Declaration of Condominium, taxes not yet due and payable but hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax No: 11-31-222-041-1021

Address of Real Estate: 1656 W. Farwell, Apt 3F, Chicago, IL 60626

DATED this 24th day of May, 2021

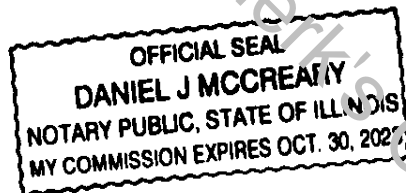
Daniel Fox (SEAL) Susan Reynolds Fox (SEAL)
DANIEL FOX SUSAN REYNOLDS FOX

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that Daniel Fox and Susan Reynold Fox, personally known to me, appeared before me on the date stated below and 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 wavier of homestead rights.

Signed and sworn before me this 24 day of May, 2021

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		18-Jun-2021
	COUNTY:	139.00
	ILLINOIS:	278.00
	TOTAL:	417.00
11-31-222-041-1021 20210601672584 1-451-554-064		

REAL ESTATE TRANSFER TAX		18-Jun-2021
	CHICAGO:	2,085.00
	CTA:	834.00
	TOTAL:	2,919.00 *
11-31-222-041-1021 20210601672584 0-783-693-072		
* Total does not include any applicable penalty or interest due.		

Prepared by Sara E. Sumner, 1617 N Hoyne, Chicago, IL 60647