

UNOFFICIAL COPY

Doc# 2120704202 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2021 10:07 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20210701696252
ST/CO Stamp 1-406-907-152 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-340-879-632 City Tax: \$3,036.63

FIRST AMERICAN TITLE
FILE # AF1006632

172

Preparer File: AF1006632
FATIC No.: AF1006632

THE GRANTOR(S) BETTY GAMMON, divorced not since remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to URICE FOSTER of 5137 S. Wabash Ave, Chgo, IL 60608, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-02-102-040-1001

Address(es) of Real Estate: 3976 South Ellis Avenue, Unit GN
Chicago, Illinois 60653

Dated this 8th day of July, 2021

Betty Gammon
Betty Gammon



First American
Title Insurance Company

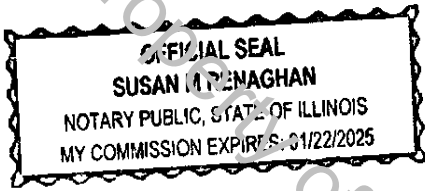
Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Betty Gammon, personally known to me to be the same person(s) whose name(s) 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 8th day of July, 20 21.



[Signature]
Notary Public

Prepared by:
Kathleen M. Griffin, Esq
1200 Harger Rd., Ste 500
Oak Brook, IL 60523

Mail to:
Prædium Law Group
111 W. Jackson Blvd, Suite 1700
CHICAGO, ILLINOIS 60604

Name and Address of Taxpayer:
URICE FOSTER
3976 SOUTH ELLIS AVENUE, UNIT GN
CHICAGO, ILLINOIS 60653



First American
Title Insurance Company

Warranty Deed - Individual

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT NUMBER GN IN THE 3976 S ELLIS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTHWESTERLY 60.00 FEET OF THE SOUTHEASTERLY 220.00 FEET OF LOT 4 IN FREER'S SUBDIVISION OF BLOCK 6 OF CLEAVERVILLE, BEING THE NORTH PART OF FRACTIONAL SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 AND THE SOUTH PART OF FRACTIONAL 35, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTHEASTERLY 88.00 FEET OF LOT 11, IN CLEAVER'S SUBDIVISION OF LOTS 5, 6, 7 AND ALL BUT THE NORTHERLY 10.0 FEET OF LOT 8 IN L.C. FREER'S SUBDIVISION OF BLOCK 6 OF CLEAVERVILLE AFORESAID, LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 60.0 FEET OF THE SOUTHEASTERLY 200.0 FEET OF SAID LOT 4 EXTENDED SOUTHWESTERLY IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AUGUST 31, 2004 AS DOCUMENT NUMBER 0424418114 AS AMENDED FROM TIME TO TIME; TOGETHER WITH UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-9 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AUGUST 31, 2004 AS DOCUMENT 0424418114.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

