

UNOFFICIAL COPY

Doc# 2120828760 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 04:03 PM Pg: 1 of 3

Dec ID 20210301653529
ST/CO Stamp 0-950-007-312 ST Tax \$462.00 CO Tax \$231.00
City Stamp 1-845-366-288 City Tax: \$4,851.00

GIT

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Brian Thompson and Benjamin Rogers
310 N Des Plaines Street
Unit D
Chicago, IL 60661

4106071125 1/2

(The Above Space for Recorder's Use Only)

THE GRANTORS Brian Thompson, an unmarried man and Benjamin Rogers, married to German Hernandez Pineda, of 310 N Des Plaines Street, Unit D, Chicago, IL 60661 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 Kevin Yao and Eileen Flaherty, of 333 W Hubbard Street, #209, Chicago, IL 60654, not as Tenants in Common but as Joint Tenants, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

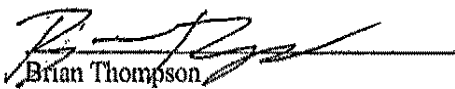
Permanent Index Number(s): 17-09-308-004-1029

Property Address: 310 N Des Plaines Street, Unit D, Chicago, IL 60661

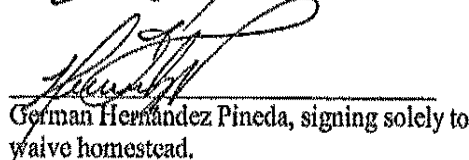
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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 16th day of March, 2021.


Brian Thompson


Benjamin Rogers


German Hernandez Pineda, signing solely to
waive homestead.


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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)



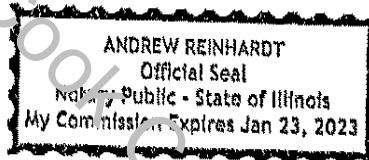
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Brian Thompson**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 10th day of March, 2021.



Notary Public

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Benjamin Rogers and German Hernandez Pineda**, 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 10th day of March, 2021.



Notary Public

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THIS INSTRUMENT PREPARED BY
 Thomas E Haught
 Gardi & Haught, Ltd.
 939 Plum Grove Road, Suite C
 Schaumburg, IL 60173

MAIL TO:

Law Office of Anthony Panzica
 2510 W Irving Park Rd
 Unit B
 Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:



Kevin Yao
 310 N Des Plaines Street
 Unit D
 Chicago, IL 60661


**EXHIBIT A
 LEGAL DESCRIPTION**

UNIT 29 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FULTON COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00128664, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-09-308-004-1029

Property Address: 310 N Des Plaines Street, Unit D, Chicago, IL 60661

REAL ESTATE TRANSFER TAX		18-Apr-2021
	COUNTY:	231.00
	ILLINOIS:	462.00
	TOTAL:	693.00
17-09-308-004-1029 20210301653529 0-950-007-312		

REAL ESTATE TRANSFER TAX		18-Apr-2021
	CHICAGO:	3,485.00
	CTA:	1,366.00
	TOTAL:	4,851.00 *
17-09-308-004-1029 20210301653529 1-845-366-288		
* Total does not include any applicable penalty or interest due.		