

WARRANTY DEED
ILLINOIS STATUTORY



2120829049D

Doc# 2120829049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/27/2021 11:49 AM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR Andrew Greene, a married man, of 653 W. Melrose Ave, 3N, Chicago, IL 60657 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to GRANTEES ~~Mike~~ ^{Michael James} McMahon and Alicia ~~Mac~~ ^{Mac} McMahon, husband and wife, of 515 Briar Pl, Chicago, IL 60657, not as tenants in common and not as joint tenants **but as tenants by the entirety**, 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): 14-21-313-064-1011

Property Address: 653 W. Melrose Ave, Unit 3N, Chicago, IL 60657

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

This is not homestead property as to the spouse of the Grantor.

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the 2nd installment of 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated this 24 day of May, 2021.

Andrew Greene

CTT: 21GNW06SD29PK 102

S Y
P 3
S Y-1
SC
INT Rv

UNOFFICIAL COPY

Michigan
STATE OF ~~ILLINOIS~~)
Washtenaw) SS,
COUNTY OF ~~COOK~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Greene, 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 signed, sealed and delivered in the instrument as 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 24th day of May, 2021.

Notary Public

MALCOLM LYNCH
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Jan 2, 2023
ACTING IN COUNTY OF Washtenaw



THIS INSTRUMENT PREPARED BY
Alicja M. Sroka
Alicja M. Sroka & Associates, P.C.
7742 W. Higgins Rd #C-102
Chicago, IL 60631


MAIL TO:

Bradford Miller Law PC
10 S. LaSalle St
Suite 2920
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Mike McMahon
653 W. Melrose Ave
Unit 3N
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		12-Jun-2021
	COUNTY:	94.25
	ILLINOIS:	188.50
	TOTAL:	282.75
14-21-313-064-1011 20210501618713 1-219-421-456		

REAL ESTATE TRANSFER TAX		12-Jun-2021
	CHICAGO:	1,413.75
	CTA:	565.50
	TOTAL:	1,979.25 *
14-21-313-064-1011 20210501618713 0-145-679-632		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT 653-3N IN MELROSE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 IN SANDERS' SUBDIVISION OF THE SOUTH 3.19 CHAINS OF LOT 30 IN PINE GROVE, A SUBDIVISION OF SECTION 21, TOWNSHIP 40 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 RECORDED AS DOCUMENT 95126928, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office