

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2121004112 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2021 08:41 AM Pg: 1 of 3

Dec ID 20210501634936
ST/CO Stamp 1-721-387-792 ST Tax \$950.00 CO Tax \$475.00
City Stamp 0-384-363-280 City Tax: \$10,562.30

212 8803

Property of Cook County Clerk's Office



THE GRANTOR(S), Steven A. Bufferd and Jennifer C. Benson, married to each other, and of 1440 N. Lake Shore Drive, Unit 26FH, City of Chicago, County of Cook, State of Illinois 60610, for and in consideration of \$10.00 in hand paid, convey(s) and warrants(s) to Nichole Mann, a single woman, and of 3303 N. HAMILTON AVE, CHICAGO, IL 60618, the following described real estate situated in the County of Cook in the State of Illinois, to wit:


ADDRESS: 2658 N. Southport Avenue, Unit I, Chicago, IL 60614
LEGAL DESCRIPTION: Attached hereto

SUBJECT TO: all easements, conditions, covenants, restrictions of record, all real estate taxes not due as of closing, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

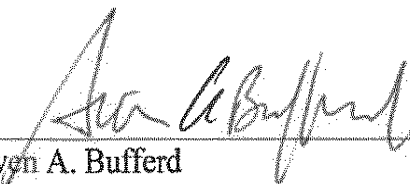
Permanent Real Estate Index Number(s): ~~16-08-103-008-0000~~ 14-29-302-079-0000
Address of Real Estate: 2658 N. Southport Avenue, Unit I, Chicago, IL 60614

Dated this 10th day of June 2021

| REAL ESTATE TRANSFER TAX | | 28-Jul-2021 |
|---|-----------|-------------|
|  | COUNTY: | 475.00 |
|  | ILLINOIS: | 950.00 |
| | TOTAL: | 1,425.00 |
| 14-29-302-079-0000 20210501634936 1-721-387-792 | | |

| REAL ESTATE TRANSFER TAX | | 28-Jul-2021 |
|---|----------|-------------|
|  | CHICAGO: | 7,125.00 |
| | CTA: | 2,850.00 |
| | TOTAL: | 9,975.00 |

14-29-302-079-0000 | 20210501634936 | 0-384-363-280
* Total does not include any applicable penalty or interest due


Steven A. Bufferd

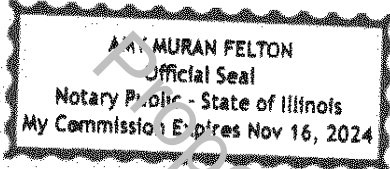

Jennifer C. Benson

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven A. Bufferd and Jennifer C. Benson, personally known to me to be the 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 10 day of June, 2021



Amy Muran Felton (Notary Public)

Prepared By:
Amy Muran Felton, Esq.
332 Linden Avenue
Oak Park, IL 60302

Mail To:
Nichole Mann
2568 N. Southport Avenue, Unit I
Chicago, IL 60614

Name and Address of Taxpayer/Address of Property:
Nichole Mann
2568 N. Southport Avenue, Unit I
Chicago, IL 60614

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LEGAL DESCRIPTION

PARCEL 1

LOT 3 IN EMBASSY CLUB RESUBDIVISION UNIT ONE OF PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1988 AS DOCUMENT NUMBER 88596827, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED OCTOBER 11, 1988 AS DOCUMENT NO. 88465484 AND AS CREATED IN THE DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1988 AND KNOWN AS TRUST NUMBER 112654 AND AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1988 AND KNOWN AS TRUST NO. 107150-01 RECORDED MARCH 20, 1989 AS DOCUMENT NO. 89121241, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2658 N. SOUTHPARK AVENUE, UNIT I, CHICAGO , IL 60614

PERMANENT INDEX NUMBER: 14-29-302-079-0000

PROCESSED BY COOK COUNTY Clerk's Office