

# UNOFFICIAL COPY

Doc#: 2121118082 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/30/2021 06:11 AM Pg: 1 of 3

Dec ID 20210701698848  
ST/CO Stamp 2-069-654-288 ST Tax \$345.00 CO Tax \$172.50  
City Stamp 0-674-784-016 City Tax: \$3,622.50

1286691 1/2 S.H.  
**PREPARED BY:**  
Cervantes Chatt & Prince P.C.  
100 N. LaSalle Street, Suite 2207  
Chicago, Illinois 60602

**AFTER RECORDING, MAIL TO:**

BONNIE J. BOVA  
33 W. MONROE ST, STE 1510  
CHICAGO, IL 60603

**GENERAL WARRANTY DEED**

GRANTOR,

HEATHER BRAGG AND JOHN THOMAS, a married couple, of the city of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE, RYAN SCHNOOR, (marital status) an unmarried man, individually, having the address 5434 W. Waveland Ave Chicago IL 60641, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



**SEE ATTACHED LEGAL DESCRIPTION**

SUBJECT TO: Covenants, conditions and restrictions of record; Easements and encumbrances; Building lines and easements; General real estate taxes for the year 2020 and subsequent years;

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

Permanent Index Number: 17-17-117-045-1022  
17-17-117-045-1130

Common Address of Real Property: 1224 W Van Buren Street, Unit 225, P#65  
grantee address → Chicago IL 60607

REAL ESTATE TRANSFER TAX		27-Jul-2021	
		COUNTY:	172.50
		ILLINOIS:	345.00
		TOTAL:	517.50
17-17-117-045-1022   20210701698848   2-069-654-288			

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

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Dated this 9<sup>th</sup> day of July, 2021.



JOHN THOMAS

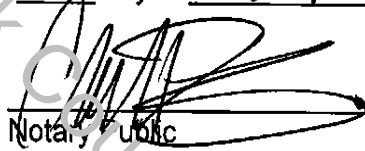


HEATHER BRAGG

STATE OF IL )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOHN THOMAS AND HEATHER BRAGG**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and they signed 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 9<sup>th</sup> day of July, 2021.



Notary Public

My Commission Expires 12/11/2024

**MAIL SUBSEQUENT TAX BILLS TO:**

Ryan Schnoor  
1224 W. Van Buren St  
Unit 225  
Chicago IL 60607

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## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1286691

Parcel 1: Unit 225 together with its undivided percentage interest in the common elements in VB 1224 Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 0710015038, as amended from time to time, in the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois. Parcel 2: Parking Space P-65 together with its undivided percentage interest in the common elements in VB 1224 Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 0710015038, as amended from time to time, in the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S):

17-17-117-045-1022

17-17-117-045-1130