

# UNOFFICIAL COPY

Doc# 2121118230 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/30/2021 08:46 AM Pg: 1 of 3

**PREPARED BY:**

Jennifer Joseph  
5859 N Central Ave  
Chicago, Illinois 60646

Dec ID 20210701621506  
ST/CO Stamp 0-682-638-096 ST Tax \$145.00 CO Tax \$72.50  
City Stamp 1-359-624-976 City Tax: \$1,522.50

*Send tax bills to SAME ↓*

**AFTER RECORDING RETURN TO:**

Natasha Dee Roslynn Smith  
6513 N California Ave # 1E  
Chicago, Illinois 60645

**PARCEL ID #:**

10-36-416-048-1001

BW 7/10/2021 10:43

## GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED (the "Deed"), dated 07/23/2021, is made by and between Shamiram Joseph, located at 4646 N Davis St, Skokie, Illinois 60076 (the "Grantor") and Natasha Dee Roslynn Smith, located at 6513 N California Ave # 1E, Chicago, Illinois 60645 (the "Grantee"). *ND RS UNWARRANTED WOMAN*

For and in consideration of the total sum of **\$145,000.00** dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, releases, sells and conveys unto the Grantee, all the certain plot, piece or parcel of land, together with any improvements thereon, located in Cook County at 6513 N California Ave # 1E, Chicago, Illinois 60645, and herein described as follows:

Full legal description: Exhibit A

PARCEL 1: UNIT NUMBER E-1 TOGETHER WITH AN UNDIVIDED 25% INTEREST IN THE COMMON ELEMENTS IN 6513-15 NORTH CALIFORNIA CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 01125829, BEING LOT 19 IN BLOCK 2 IN DEVON CALIFORNIA ADDITION TO ROGERS PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PARKING SPACE NUMBER "D" AND BASEMENT STORAGE AREA "SOUTHEAST 25%" AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s):

10-36-416-048-1001

Note for Informational Purposes Only, Commonly known as:

6513 North California, Unit 1E, Chicago, IL 60645

Baird & Warner Title Services, Inc.  
475 North Marquette  
Suite 120  
Schaumburg, IL 60173

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county clerk of Cook County.

Grantor does hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest in and to the property described in this Deed.

Grantee may have and hold the property described in this Deed with all the rights and appurtenances thereof, for Grantee, forever, in fee simple.

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Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrance and/or liens.

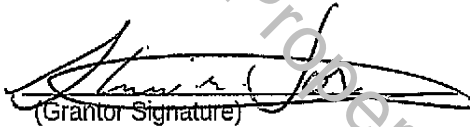
Grantor covenants with the Grantee, that the Grantor is in possession of the said premises in fee simple, and has good right to convey the same; that the Grantor has done nothing to impair such title as Grantee shall receive; that the Grantee shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to said premises; and that Grantor will forever warrant the title to said premises.

The words "Grantor" and "Grantee" shall be construed as if they read "Grantors" and "Grantees" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, this Deed is hereby executed by the Grantor on this 23 day of July, 2021.

GRANTOR

GRANTEE

  
(Grantor Signature)

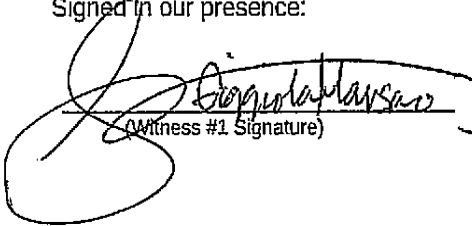
\_\_\_\_\_  
(Grantee Signature)

4646 N Davis St  
Skokie, Illinois 60076

6513 N California Ave # 1E  
Chicago, Illinois 60645

**Baird & Warner Title Services, Inc.**  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173



Signed in our presence:


  
(Witness #1 Signature)

  
(Witness #2 Signature)

(Witness #1)

(Witness #2)

REAL ESTATE TRANSFER TAX		29-Jul-2021	
	COUNTY:		72.50
	ILLINOIS:		145.00
	TOTAL:		217.50
10-36-416-048-1001   20210701621506   0-682-638-096			

REAL ESTATE TRANSFER TAX		29-Jul-2021	
	CHICAGO:		1,087.50
	CTA:		435.00
	TOTAL:		1,522.50 *
10-36-416-048-1001   20210701621506   1-359-624-976			
* Total does not include any applicable penalty or interest due.			

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State of Illinois

ss.

County of Cook

The foregoing instrument was acknowledged before me on 07/23/2021, by Shamiram Joseph personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

*Cindy Cannizzaro*  
(Notary Public Signature)



Notary Commission Expires:

4-15-2024

Property of Cook County Clerk's Office