

# UNOFFICIAL COPY

Doc# 2121755181 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/05/2021 12:09 PM Pg: 1 of 3

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Dec ID 20210701620155  
ST/CO Stamp 1-669-696-272 ST Tax \$200.00 CO Tax \$100.00  
City Stamp 1-558-649-616 City Tax: \$2,100.00

MAIL TO: PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

CHANN & CALICUTT  
4854 S PRAIRIE AVE  
- UNIT 3 CHICAGO, IL  
21298700 60615

THE GRANTOR, Esmeralda Roman, a single woman, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), McKenzie Chinn, a single woman, of 2230 W. Cermak, Chicago, Illinois 60608 and Mykele Callicutt, a single man, of 5460 S. Kimbark Ave., Chicago Illinois 60615, not as tenants in common but as joint tenants with right of survivorship, the following described real estate situated in the County of Cook, State of Illinois to-wit:



SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements established by or implied from the Declaration of Condominium and any amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessment; established pursuant to the Declaration of Condominium and any amendments thereto; and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 20-10-109-042-1010

Property Address: 4854 S. Prairie Avenue, #3, Chicago, IL 60615

REAL ESTATE TRANSFER TAX		03-Aug-2021	
	COUNTY:	100.00	
	ILLINOIS:	200.00	
	TOTAL:	300.00	

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REAL ESTATE TRANSFER TAX		03-Aug-2021	
	CHICAGO:	1,500.00	
	CTA:	600.00	
	TOTAL:	2,100.00	

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\* Total does not include any applicable penalty or interest due

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DATED this <sup>2021</sup> ~~27th~~ day of August, 2021.

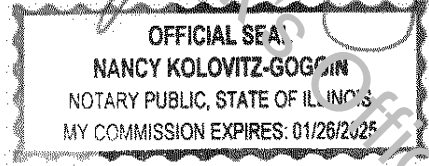
[Signature]  
Esmeralda Roman

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 27 day of August, 2021.

[Signature]  
(SEAL)



This document prepared by: Felicia D. Govanni  
Spina McGuire & Okal, P.C.  
7610 West North Avenue  
Elmwood Park, IL 60707

Send future tax bills to:  
Chinn & Callicutt  
4854 S. Prairie Avenue  
Unit #3  
Chicago, IL 60615

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NO. 4854-3 IN 4852 PRAIRIE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 11, 12, 13 AND 14 TAKEN AS A SINGLE TRACT OF LAND (EXCEPT THE WEST 64.0 FEET OF THE SOUTH 36.58 FEET OF SAID TRACT) IN BLOCK 3 IN ELEANOR'S SUBDIVISION OF THE SOUTH 12 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 (EXCEPT THE EAST 300 FEET AND EXCEPT THE SOUTH 100 FEET OF THE WEST 200 FEET AND EXCEPT THE STREETS OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4) 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 NUMBER 0536419114, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

PERPETUAL EASEMENT AGREEMENT DATED DECEMBER 29, 2005 (IN FAVOR OF 3561-63 W. LYNDALE, LLC., AN ILLINOIS LIMITED LIABILITY COMPANY, ITS HEIRS, SUCCESSORS AND ASSIGNS) AND FOR THE BENEFIT OF PARCELS 1 AND 2, FOR THE PURPOSE OF INGRESS AND EGRESS AND TO PARK AUTOMOBILE VEHICLES (OVER A PORTION OF THE BURDENED PROPERTY) RECORDED DECEMBER 30, 2005 AS DOCUMENT NUMBER 0536419113; AND REFERENCED ON THE PLAT OF SURVEY AND SET FORTH IN THE CERTIFICATE ON THE PLAT OF SURVEY OF 4852 PRAIRIE CONDOMINIUM, AFORESAID, AS FOLLOWS: THE WEST 64.0 FEET OF THE NORTH 14.25 FEET OF THE SOUTH 36.58 FEET, TOGETHER WITH THE WEST 18.0 FEET OF THE SOUTH 9.33 FEET OF THE NORTH 23.58 FEET OF THE SOUTH 36.58 FEET OF LOTS 11, 12, 13 AND 14 TAKEN AS A SINGLE TRACT OF LAND IN BLOCK 3 IN ELEANOR'S SUBDIVISION OF THE SOUTH 12 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 (EXCEPT THE EAST 300 FEET AND EXCEPT THE SOUTH 100 FEET OF THE WEST 200 FEET AND EXCEPT THE STREETS OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4854 S. Prairie Avenue, #3, Chicago, IL 60615

PERMANENT INDEX NUMBER: 20-10-109-042-1010