

5

UNOFFICIAL COPY



2121808088D

Doc# 2121808088 Fee \$88.00

Warranty Deed

ILLINOIS

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/06/2021 02:45 PM PG: 1 OF 3

Above Space for Recorder's Use Only

GRANTORS Patrick Dillon and Anne Rolwes, husband and wife, in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEES Ariane Potack and Jeffrey Spross, as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 14-31-519-074-0000.

Address of Real Estate: 2340 West Wabansia Avenue, Unit E2, Chicago, IL 60647.

The date of this deed of conveyance is June 3, 2021.

Patrick Dillon

Anne Rolwes

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick Dillon and Anne Rolwes, 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 and/or she signed said instrument as his and/or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

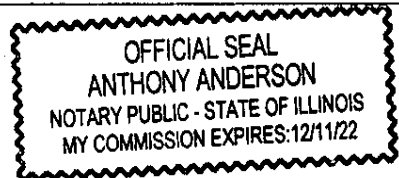
(Impress Seal Here)

(My Commission Expires 12/11/22)

Given under my hand and official seal.

Dated: 6/03/2021

Notary Public





S 4
P 3
S 41
SC 7
INTJP


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LEGAL DESCRIPTION

For the premises commonly known as 2340 West Wabansia Avenue, Unit E2, Chicago, IL 60647.

See attached.

REAL ESTATE TRANSFER TAX		06-Jul-2021	
	COUNTY:	457.50	
	ILLINOIS:	915.00	
	TOTAL:	1,372.50	
14-31-319-074-0000 20210601672123 0-038-532-880			

REAL ESTATE TRANSFER TAX		06-Jul-2021	
	CHICAGO:	6,862.50	
	CTA:	2,745.00	
	TOTAL:	9,607.50 *	
14-31-319-074-0000 20210601672123 2-006-367-504			

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

This instrument was prepared by:
 Ivan Puljic
 Law Offices of Ivan Puljic, Ltd.
 10 S. LaSalle St. Suite 2920
 Chicago, IL, 60603

Send subsequent tax bills to:
 ARIANE L POLLACK
 JEFFREY SPROSS
 2340 W. WABANSIA
 #E2
 CHICAGO, IL 60647

Recorder-mail recorded document
 to:
 ROBERT A. MOTEL
 4433 W. DOUTHY AVE.
 SUITE 465
 LINCOLNWOOD, IL 60712

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LEGAL DESCRIPTION

Order No.: 21GSC093827LP

For APN/Parcel ID(s): 14-31-319-074-0000

THAT PART OF LOTS 57 THROUGH 60, BOTH INCLUSIVE AND TAKEN AS A TRACT, IN BLOCK 3, IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4, AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING SOUTHWEST OF MILWAUKEE AVENUE, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 23, 1907 AS DOCUMENT 4023344, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 60; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOT 60 A DISTANCE OF 64.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 22.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 38.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.80 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 2.65 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 2.80 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.90 FEET THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.56 FEET TO THE POINT OF BEGINNING.

CF 21GSC 09 38 27LP

1 of 2
SWS