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THIS DOCUMENT WAS  
PREPARED BY:

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111 W. Washington, Suite 1100  
Chicago, Illinois 60602



\*2122845068D\*

Doc# 2122845068 Fee \$88.00

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

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 08/16/2021 03:47 PM PG: 1 OF 4

Chicago Title

*2165254268174*

## WARRANTY DEED

THIS INDENTURE is made as of this 16<sup>th</sup> day of July, 2021 by and between **Julia Davidson, unmarried**, of the City of Chicago, State of Illinois ("Grantor"), and **Monica Zaknoun**, of the City of Chicago, State of Illinois ("Grantee").

\* JOHN

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Exhibit A attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 14-17-125-020-1006  
Address of Real Estate: 4413 North Magnolia, Unit 3N, Chicago, IL 60640

SIGNATURE PAGE FOLLOWS

SPS  
X  
M  
H  
S  
C  
S  
INT

REAL ESTATE TRANSFER TAX		14-Jul-2021
COUNTY:		196.00
ILLINOIS:		392.00
TOTAL:		588.00

14-17-125-020-1006 | 20210701693174 | 1-224-074-000

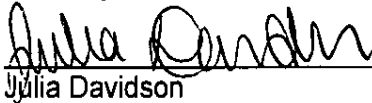
REAL ESTATE TRANSFER TAX		14-Jul-2021
CHICAGO:		2,940.00
CTA:		1,176.00
TOTAL:		4,116.00 *

14-17-125-020-1006 | 20210701693174 | 1-156-948-752

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

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 6<sup>th</sup> day of July, 2021.



Julia Davidson

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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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 Julia Davidson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this said instrument as her 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 6th day of July, 2021.

Doris Kay Brubaker  
Notary Public

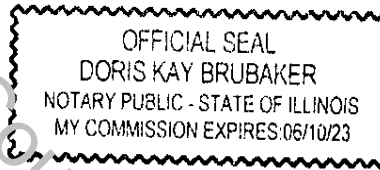
Commission expires:

**Send Subsequent Tax Bills To:**

MONICA ZAKNOW  
4413 W. MARIONA ST.  
CHICAGO, IL 60640

**After Recording Return To:**

SAME AS  
ABOVE



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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 21GSC254268LP

For APN/Parcel ID(s): 14-17-125-020-1006

PARCEL 1:

UNIT 4413-3 NORTH IN THE MAGNOLIA MANOR CONDOMINIUM PHASE II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 18 FEET OF LOT 14 IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 89508527, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LAND DESCRIBED IN RECIPROCAL EASEMENT GRANTS, RECORDED AS DOCUMENT 89508528. AK2

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