

UNOFFICIAL COPY

Upon recording return to:

William B. Lundgren
Zabel Law, LLC
55 West Monroe Street
Suite 3330
Chicago, IL 60603

Doc#. 2123101095 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/19/2021 10:58 AM Pg: 1 of 5

Dec ID 20210701615828

ST/CO Stamp 1-386-235-664 ST Tax \$425.00 CO Tax \$212.50

City Stamp 0-353-715-984 City Tax: \$4,462.50

WARRANTY DEED

THE GRANTOR, **MARGARET A. PEREIRA**, a widow and not since remarried, having an address at 3534 North Lake Shore Drive, Unit 2C, Chicago, Illinois 60657, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to **ERICA C. GOLDEN**, as a single person, having an address at 3712 North Broadway, #575, Chicago, Illinois 60613, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

PIN: 14-21-112-012-1011

Address of Real Estate: 3534 North Lake Shore Drive, Unit 2C, Chicago, Illinois 60657

In Witness Whereof, said Grantor has caused its name to be signed to these presents, this 30th day of July, 2021.


MARGARET A. PEREIRA

This Instrument was prepared by Wolin Law Group LLC, 325 West Huron Street, Suite 602, Chicago, Illinois 60654.

GRANTEES ADDRESS

Send subsequent tax bills to: Erica C. Golden, 3534 North Lake Shore Drive, Unit 2C, Chicago, Illinois 60657

FIDELITY NATIONAL TITLE
CH21026693

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that **MARGARET A. PEREIRA**, personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of July, 2021.



 Notary Public



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EXHIBIT "A" LEGAL DESCRIPTION

UNIT NUMBER 2-C, IN THE 3520 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 2 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, INCLUSIVE, AND 33 TO 37, INCLUSIVE, IN PINE GROVE A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH A VACATED ALLEY IN SAID BLOCK AND A TRACT OF LAND LYING EASTERLY OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF AND ADJOINING THE WESTERLY LINE OF NORTH SHORE DRIVE IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 75200625, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-21-112-012-1011

Address of Real Estate: 3534 North Lake Shore Drive, Unit 2C, Chicago, Illinois 60657

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REAL ESTATE TRANSFER TAX

08-Aug-2021



CHICAGO:

3,187.50

CITY:

1,275.00

TOTAL:

4,462.50 *

14-21-112-012-1011 | 20210701615828 | 0-353-715-984

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

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REAL ESTATE TRANSFER TAX

08-Aug-2021



COUNTY:
ILLINOIS:
TOTAL:

212.50
425.00
637.50

14-21-112-012-1011

| 20210701615828

| 1-386-235-664

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