

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#. 2124355213 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2021 03:10 PM Pg: 1 of 3

Dec ID 20210801649662
ST/CO Stamp 0-648-826-640 ST Tax \$170.00 CO Tax \$85.00
City Stamp 1-690-668-816 City Tax: \$1,785.00

10/2
FIRST AMERICAN TITLE
FILE # AF1014224

Preparer File: 21R051
FATIC No.: AF1014224

THE GRANTOR(S) Carolyn Cruz, a single person, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Colin Boyle, of 1719 W. Altgeld Street Chicago, IL 60614 of the County of Cook, 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 and made a part hereof

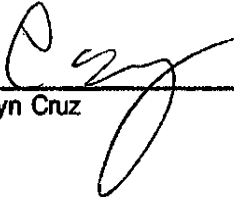
SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2020 and subsequent years

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

Permanent Real Estate Index Number(s): 13-13-128-031-1014

Address(es) of Real Estate: 4425 North Whipple Street, Unit ~~4425-2A~~, Chicago, Illinois 60625

Dated this August day of 23, 2021



Carolyn Cruz

8/23/2021



First American
Title Insurance Company

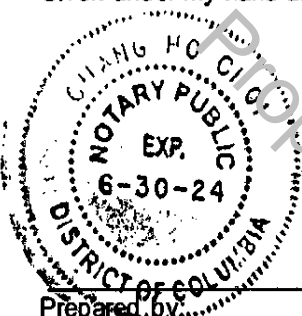
Warranty Deed - Individual

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District of Columbia
STATE OF ILLINOIS, COUNTY OF _____ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carolyn Cruz, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 23rd day of August, 2021.



[Signature]

Notary Public

CHANG HO CHOI
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires June 30, 2024

Prepared by:
Roy D. Winn
27W140 Roosevelt Road Suite 201
Winfield, IL 60190

Mail to:
Mr. Kevin Skalnik
Attorney at Law
156 N. Jefferson Street
Suite 203
Chicago, IL 60661

Name and Address of Taxpayer:
Mr. Colin Boyle
4425 North Whipple Street
Unit 4425-2A
Chicago, IL 60625



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Exhibit "A" – Legal Description

UNIT NO. 4425-2A IN MANORS OF WHIPPLE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11, 12, 13, 14 AND 15 IN BLOCK 62 IN NORTHWEST LAND ASSOCIATIONS SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY OF THE NORTH WESTERN ELEVATED RAILROAD), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 20, 2002 AS DOCUMENT NO. 0020688917, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

