

UNOFFICIAL COPY

Doc# 2124328732 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2021 03:39 PM Pg: 1 of 4

Dec ID 20210501634796
ST/CO Stamp 1-894-790-416 ST Tax \$430.00 CO Tax \$215.00
City Stamp 0-821-048-592 City Tax: \$4,515.00

41062333g

THIS DEED WAS PREPARED BY:

Timothy P. Cwick, Esq
1020 W. Lawrence Avenue Suite 300
Chicago, Illinois 60640

AFTER RECORDING MAIL TO:

~~Vincent A. Leung~~ Nathaniel Ward
~~779 N. Keizer St.~~ 2161 N. California Ave
~~Barrington, IL 60010~~ Unit 303
41062333 G(1/2) Chicago IL 60647
GII

WARRANTY DEED

THIS INDENTURE, made as of May 25th 2021, from **Claude Palacios**, a married individual having a current address of 3036 N. Albany Avenue, Chicago, IL 60618, ("Grantor"), in favor of Rachel Townsend & Nathaniel L. Ward as joint tenants having a current address of _____ ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for the second installment of 2020 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever, hereby releasing any and all rights under virtue of the Homestead Exemption laws of the State of Illinois.

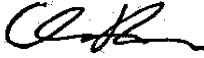
* A single woman
* A single man

[SIGNATURES ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTOR:



Claude Palacios

ACKNOWLEDGEMENT

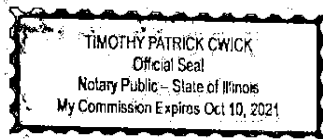
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Claude Palacios**, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 25th day of May, 2021.



Notary Public

My commission expires on October 10, 2021

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IN WITNESS WHEREOF, Christine Palacios F/K/A Christine O'Connell, as the spouse of the Grantor, has caused her name to be duly signed to this Warranty Deed solely for the purpose of releasing any homestead interest she may have in the Real Property.

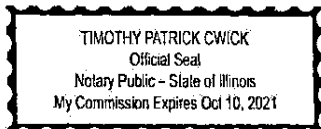
Christine Palacios
Christine Palacios f/k/a Christine O'Connell

ACKNOWLEDGEMENT

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 **Christine Palacios f/k/a Christine O'Connell**, appeared before me in person and acknowledged that she signed and delivered the foregoing instrument as her free and voluntary act and as the free and voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 27 day of May, 2021.



[Signature]
Notary Public

My commission expires on October 10, 2021

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EXHIBIT A



LEGAL DESCRIPTION


UNITS 303 AND P-21 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ST.GEORGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99898177, AS AMENDED, IN PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-36-214-025-1021 & 13-36-214-025-1048

PROPERTY C/A. 2161 N. CALIFORNIA, UNIT 303, PARKING SPACE P-21, CHICAGO, IL 60647

GRANTEES' address of
SEND PROPERTY TAX BILLS TO:
 Rachel Townsend & Nathaniel L. Ward
 2161 N. California, Unit 303
 Chicago, IL 60647

REAL ESTATE TRANSFER TAX		26-Jun-2021	
	COUNTY:	215.00	
	ILLINOIS:	430.00	
	TOTAL:	645.00	
13-36-214-025-1021 20210501634796 1-894-790-416			

REAL ESTATE TRANSFER TAX		26-Jun-2021	
	CHICAGO:	3,225.00	
	CTA:	1,290.00	
	TOTAL:	4,515.00 *	
13-36-214-025-1021 20210501634796 0-821-048-592			

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