

UNOFFICIAL COPY

Doc# 2124516491 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/02/2021 01:33 PM Pg: 1 of 3

WARRANTY DEED

RETURN TO:

Victoria Powers
4960 N. Western Avenue, Unit 3N
Chicago, IL 60625

Dec ID 20210801638814
ST/CO Stamp 0-354-848-528 ST Tax \$415.00 CO Tax \$207.50
City Stamp 2-111-885-072 City Tax: \$4,357.50

SEND TAX BILLS TO:

Victoria Powers
4960 N. Western Avenue, Unit 3N
Chicago, IL 60625

THE GRANTOR(S), **Matthew Ryne James and Crystal James**, as husband and wife, of **Chicago**, County of **Cook**, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Victoria Powers
of **1641 North Bell Avenue, Unit 1F, Chicago, Illinois 60647**

Strike Inapplicable:

- a) ~~As Tenants in Common~~
- b) ~~Not in Tenancy in Common, but in Joint Tenancy~~
- c) ~~Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- d) As an Individual

The following described real estate situated in the County of **Cook** in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 13-12-411-083-1008

PROPERTY ADDRESS: 4960 North Western Avenue, Unit 3N, Chicago, Illinois 60625

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

Signature and Notary Page Attached

REAL ESTATE TRANSFER TAX 31-Aug-2021



COUNTY:	207.50
ILLINOIS:	415.00
TOTAL:	622.50

13-12-411-083-1008 | 20210801638814 | 0-354-848-528

REAL ESTATE TRANSFER TAX 31-Aug-2021



CHICAGO:	3,112.50
CTA:	1,245.00
TOTAL:	4,357.50 *

13-12-411-083-1008 | 20210801638814 | 2-111-885-072

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

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

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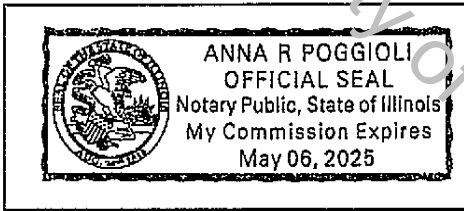
Dated this 23 day of August, 2021.

Matthew Ryne James (SEAL)
Matthew Ryne James

Crystal James (SEAL)
Crystal James

STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Matthew Ryne James and Crystal James**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 notarial seal, this 23 day of August, 2021.

NOTARY SEAL

Anna R Poggioli
NOTARY PUBLIC

My commission expires on May 6, 2025

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 1-45
PROPERTY TAX CODE _____
DATE: _____

Signature of Buyer, Seller or Representative

BW21058029

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Exhibit A

PARCEL 1: UNIT 3N IN THE 4960 WESTERN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 (EXCEPT THAT PART LYING EAST OF THE LINE 50 FEET WEST AND PARALLEL WITH A LINE DRAWN FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 12) AND LOT 12 (EXCEPT PART WITHIN EAST 50 FOOT SECTION) IN PETER BARTZEN'S SUBDIVISION OF LOT 22 IN BOWANVILLE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0801103023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING UNIT P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0801103023.

PIN: 13-12-411-083-1008

For Informational Purposes only: 4960 North Western Avenue, Unit 3N, Chicago, IL 60625

Property of Cook County Clerk's Office