

UNOFFICIAL COPY

Doc#: 2124646162 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/03/2021 10:33 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

FIDELITY NATIONAL TITLE
CH21025193

Dec ID 20210801647255
ST/CO Stamp 0-868-011-792 ST Tax \$465.00 CO Tax \$232.50
City Stamp 1-852-133-136 City Tax: \$4,882.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Paulette Ruth Cohen, an unmarried individual of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Hannah E Deutsch of Chicago, Illinois, as sole owner, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-25-315-064-1003

Address(es) of Real Estate: 2524 N Willetts Ct., Unit 1N Chicago Illinois 60647

The date of this deed of conveyance is 08/11/2021.

Paulette Ruth Cohen

State of ILLINOIS, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paulette Ruth Cohen personally known to me to be the same person(s) whose name(s) 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 said 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.

REAL ESTATE TRANSFER TAX	01-Sep-2021
CHICAGO:	3,487.50
CTA:	1,395.00
TOTAL:	4,882.50 *

13-25-315-064-1003 | 20210801647255 | 1-852-133-136

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

Given under my hand and official seal 08/11/2021.

Notary Public

REAL ESTATE TRANSFER TAX	01-Sep-2021
COUNTY:	232.50
ILLINOIS:	485.00
TOTAL:	897.50

13-25-315-064-1003 | 20210801647255 | 0-868-011-792



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LEGAL DESCRIPTION

For the premises commonly known as: 2524 N Willetts Ct, Unit 1N
Chicago, Illinois 60647

Legal Description:

PARCEL 1: UNIT 1N IN THE 2522-2524 N. WILLETTS CONDOMINIUMS AT LOGAN STATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 AND 13, IN BLOCK 2 IN STOREY AND ALLEN'S MIL WAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, 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 0636322108, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G-2N LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0636322108.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0636019079

This instrument was prepared by:
Molly Wretzky
Everyday Law
4621 N Lawndale Ave
Chicago, IL 60625

Send subsequent tax bills to:
Hannah E Deutsch
2524 N Willetts Ct., Unit 1N
Chicago Illinois 60647

Mail recorded document to:
Hannah E Deutsch
2524 N Willetts Ct., Unit 1N
Chicago Illinois 60647