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2124655037D

Doc# 2124655037 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/03/2021 02:32 PM PG: 1 OF 5

758381 1/2
WARRANTY DEED

(Citywide Title Corporation)
111 W. Washington Street
Suite 1280
Chicago IL 60602

ILLINOIS

Individual to Individual

The GRANTOR,
HEATHER CONKLIN,
a single person, not a party to a civil union, of the City of Chicago,
County of Cook, State of Illinois, for and in
consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable
consideration, in hand paid, CONVEY and WARRANT to GRANTEE, **CLAUDIA
NICKSON, A SINGLE PERSON OF 2501 W. LELAND, 2E, CHICAGO, IL 60625** the
following described Real Estate situated in the County of Cook in the State of Illinois, to
wit;

~~UNIT NO. 2501-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS IN THE CAMPBELL COURTS CONDOMINIUM, AS DELINEATED AND
DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010529132, AS AMENDED
FROM TIME TO TIME, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.~~

SUBJECT TO: (1) real estate taxes for the year 2020 and subsequent years;
(2) covenants conditions and restrictions of record and building lines and easements, if
any, provided they do not interfere with the current use and enjoyment of the property.
Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of
the State of Illinois.

PERMANENT INDEX NUMBER: 13-13-210-038-1011 ✓

ADDRESS OF REAL ESTATE: 2501 W Leland, Unit 2E ✓
Chicago, IL 60625 ✓

This Address is for informational purposes and is not a part of this conveyance.

Dated June 24, 2021.

Heather Conklin

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P 5
S Y-1
SC _____
INT Ry

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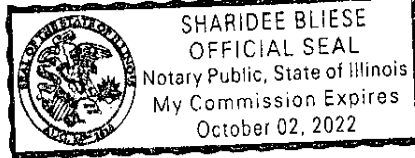
STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **HEATHER CONKLIN**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that she appeared before me this day in person and acknowledge that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 24th day of June, 2021.

Sharidee Bliese
 NOTARY PUBLIC



AFTER RECORDING MAIL TO:
 Law Office of Patrick Loftus
 520 S. STATE, 1206
 CHICAGO, IL 60605

SEND SUBSEQUENT TAX BILLS TO:
 Claudia Nickson
 2501 W Leland
 Unit 2E
 Chicago, IL 60625

DEED PREPARED BY: KOLPAK & GRCIC, LLC
 6767 N. Milwaukee Ave #202, Niles, IL 60714

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EXHIBIT "A"

UNIT NO. 2501-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE CAMPELL COURTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010529132, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

30-Aug-2021



CHICAGO:

1,871.25

CTA:

748.50

TOTAL:

2,619.75 *

13-13-210-038-1011 | 20210801653899 | 1-047-877-392

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

30-Aug-2021



COUNTY:	124.75
ILLINOIS:	249.50
TOTAL:	374.25

13-13-210-038-1011

| 20210801653899 |

1-713-524-496