## UNOFFICIAL CO

SEND SUBSEQUENT TAX BILLS TO: Kaylee J. Barron 1402 W. Belle Plaine Avenue, Unit 1W Chicago, Illinois 606 13

Doc#, 2125706246 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/14/2021 10:47 AM Pg: 1 of 2

Dec ID 20210801654426

ST/CO Stamp 1-164-762-896 ST Tax \$289.00 CO Tax \$144.50

City Stamp 0-749-045-520 City Tax: \$3,034.50

GRANTOR, Charles Mini: ger. a single man, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, Kaylee J. Barron, of Chicago, Illinois, all of his interest in the following described real estate in the County of Cook, in the State of Illinois:

## SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Nos.: 14-17-310-049-1004

**Property Address:** 

1402 W. Belle Plaine Avenue, Unit 1W, Chicago, Illinois 60613

Subject to the following, if any: (1) General real estate tay so for the year 2021 and subsequent years; (2) public and utility easements of record; if any; (3) covenants, conditions and restrictions of record; if any; (4) Purchaser's mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this | Day of August, 2021.

Charles Mininger

STATE OF ILLINOIS

COUNTY OF COOK

**DEMETRIOS ZAZAKIS** NOTARY PUBLIC - STATE OF ILLINOIS MY COVIMISSION EXPIRES: 12/27/21

I, the undersigned, a Notary Public, do hereby certify that CHARLES MININGER, personally known to me to be the same. person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 notary seal, this

Day of August, 2021

My commission expires

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

31-Aug-2021 REAL ESTATE TRANSFER TAX 2.167.50 CHICAGO: 867.00 CTA: 3,034.50 \* TOTAL:

14-17-310-049-1004 20210801654426 0-749-045-520

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

REAL ESTATE TRANSFER TAX 13-Sep-2021				
		The state of the s	COUNTY:	144.50
	1	(334)	ILLINOIS:	289.00
			TOTAL:	433.50
	14-17-310-049-1004		20210801654426	1_164 762 906

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## **UNOFFICIAL COPY**

## **Exhibit A - Legal Description**

Parcel 1: Unit 1402-1 in the 1400 West Belle Plaine Avenue Condominium, as delineated on a Survey of the following described Tract of Land:

The East 15 feet of Lot 30 and all of Lot 31 in Block 2 in Ashland Addition to Ravenswood, a Subdivision of that part Southwest of Greenbay Road of the Southwest 1/4 of the Southeast 1/4 (except the South 325 feet of the West 200 feet thereof) of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 93393953; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2: Easements for the benefit of Parcel 1 to come upon, access, cross and otherwise enjoy strips of land North of and adjoining Subject Land as described and set forth in Declaration of Condominium aforesaid recorded as Document Number 93393953, as amended