

410658510

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21265220430

WARRANTY DEED

Doc# 2126522043 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2021 02:59 PM PG: 1 OF 4

THIS INDENTURE WITNESSETH, that the Grantor(s), Lucy Duoyou Liu, married to Thomas A. Smith, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Elizabeth M. Franson, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 1360 N, Sandburg Terrace, #2504, Chicago, IL 60610
P.I.N.: 17-04-216-064-1103

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 21 day of September, 2021.

x Lucy Duoyou Liu
Lucy Duoyou Liu

x Thomas A. Smith
Thomas A. Smith
*Signing for the sole purpose of waiving his homestead rights

This Instrument was Prepared by:
O'Keefe, Rivera & Berk, LLC
55 W Wacker Drive, Suite 1400
Chicago, IL 60601



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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lucy Duoyou Liu and Thomas A. Smith, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21 day of Sept, 2021.



[Signature]


Notary Public

Mail to:



Marc Franson
324 Sterling Rd.
Kenilworth, IL 60043

Send Subsequent bills to:

Marc Franson
324 Sterling Rd.
Kenilworth, IL 60043

| REAL ESTATE TRANSFER TAX | | 21-Sep-2021 |
|---|----------|-------------|
|  | CHICAGO: | 1,050.00 |
| | CTA: | 420.00 |
| | TOTAL: | 1,470.00 |

17-04-216-064-1103 | 20210901679101 | 2-013-044-880
* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 21-Sep-2021 |
|---|-----------|-------------|
|  | COUNTY: | 70.00 |
|  | ILLINOIS: | 140.00 |
| | TOTAL: | 210.00 |

17-04-216-064-1103 | 20210901679101 | 0-518-332-560

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REAL ESTATE TRANSFER TAX

21-Sep-2021



| | |
|-----------|--------|
| COUNTY: | 70.00 |
| ILLINOIS: | 140.00 |
| TOTAL: | 210.00 |

17-04-216-064-1103 | 20210901679101 | 0-518-332-560

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LEGAL DESCRIPTION:

UNIT NUMBER 2504C, IN CARL SANDBURG VILLAGE CONDOMINIUM NUMBER 1, AS DELINEATED ON A SURVEY OF A PORTION OF LOT 9 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25032908 , AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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