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Doc#: 2127225040 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2021 09:37 AM Pg: 1 of 3

Dec ID 20210901678125
ST/CO Stamp 1-595-084-944 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-521-343-120 City Tax: \$3,412.50

WARRANTY DEED

The Grantor, Sarah M. Hicks, a single woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Grantees:

Timothy Andrew Metzler and Elizabeth ~~Karen Metzler~~ ^{Kurt Metzler}, Husband and Wife
2420 ~~2520~~ W. Leland Avenue, Unit ~~A11~~ ³
Chicago, Illinois 60625

not as tenants in common nor as joint tenants but as tenants by the entirety the following described real estate situated in the County of Cook, in the State of Illinois:

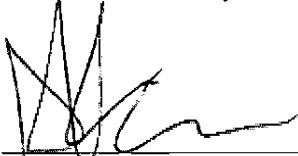
[see attached Exhibit A - legal description]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: 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 Real Estate; and general real estate taxes not due and payable at the time of Closing.

Real Estate Permanent Index Number: 13-13-202-037-1002

Address of Real Estate: 4700 N. Talman Avenue, Unit 4700-2, Chicago, Illinois 60625

Dated this 17th day of September, 2021



Sarah M. Hicks

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

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State of ILLINOIS)
) ss
 County of COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Sarah M. Hicks personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth including the waiver of the right of homestead.

Given under my hand and official seal, this 17th day of September, 2021



Claire Demos Commission Expires: 1/30/2022
 Notary Public


Mail To:

~~Kapil M. Patel~~ Timothy A. Metzler and Elizabeth K. Metzler
~~Parikh Law Group, LLC~~ 4700 North Talman, Unit 2
~~150 South Wacker Drive, Suite 1500~~
 Chicago, Illinois 60625

Send Tax Bill To:

Timothy A. Metzler & Elizabeth K. Metzler
 4700 North Talman Avenue, Unit 2
 Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX		28-Sep-2021
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50
13-13-202-037-1002		20210901678125 1-595-084-944

REAL ESTATE TRANSFER TAX		28-Sep-2021
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *
13-13-202-037-1002		20210901678125 0-521-343-120
* Total does not include any applicable penalty or interest due.		

This instrument was prepared by:

Barbara M. Demos
 Law Office of Barbara M. Demos, P.C.
 4746 North Milwaukee Avenue
 Chicago, Illinois 60630

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BW21059004

Exhibit A

PARCEL 1: UNIT 4700-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TALMAN COURT CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99619010, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S-00-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT 99619010.

PIN: 13-13-202-037-1002

For Informational Purposes only: 4700 North Talman Avenue, Unit 2, Chicago, IL 60625

Property of Cook County Clerk's Office