

UNOFFICIAL COPY

**WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL**

Doc#: 2127228456 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2021 01:07 PM Pg: 1 of 2

Dec ID 20210901679590
ST/CO Stamp 0-167-284-880 ST Tax \$173.00 CO Tax \$86.50
City Stamp 0-838-373-520 City Tax: \$1,910.31

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1012

THE GRANTOR(S), Geraldine Jackson a single woman of the City of Chicago, Cook County, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to ~~Nikki Appiah, a single woman and Rita Peprah, a single woman, both of 4058 Greentree Ct., Douglasville, Douglas County, Georgia and Rita Peprah~~ as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described Real Estate:

** Nikki N. Appiah unmarried * Rita A. Peprah an unmarried woman*

See Exhibit "A" attached hereto and made a part hereof *Woman*

COMMONLY KNOWN AS: 600 S Dearborn Street, Unit 303, Chicago IL 60605


PIN: 17 16 406 030 1009

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises as SOLE OWNER forever.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years



DATED this 29th day of Sept 2021

Geraldine Jackson
Geraldine Jackson

REAL ESTATE TRANSFER TAX		29-Sep-2021
	CHICAGO:	1,297.50
	CTA:	519.00
	TOTAL:	1,816.50 *

17-16-406-030-1009 | 20210901679590 | 0-838-373-520

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

REAL ESTATE TRANSFER TAX		29-Sep-2021
	COUNTY:	86.50
	ILLINOIS:	173.00
	TOTAL:	259.50

17-16-406-030-1009 | 20210901679590 | 0-167-284-880

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Unit Number 303 in the Transporation Building Condominium as delineated on a survey of the following described real estate:

Lots 1 through 12 both inclusive, taken as a single tract of land (except that part thereof taken for Dearborn Street) in the Subdivision of Blocks 125 and 136 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, except that part of said tract lying above a Horizontal Plane having an Elevation of +14.51 feet Chicago City Datum and lying below a Horizontal Plane having an Elevation of +26.68 feet Chicago City Datum bounded and described as follows:

Beginning at a point 2.52 feet North and 2.25 feet East of the Southwest corner of said Lot 12 (the following courses and distances are along the interior faces of walls of an existing 22 Story Brick Building); thence North 81.42 feet; thence East 20.30 feet; thence South 6.30 feet; thence East 23.18 feet; thence North 13.13 feet; thence West 16.10 feet; thence North 42.44 feet; thence East 17.83 feet; thence North 15.99 feet; thence East 12.12 feet; thence South 146.67 feet; thence West 57.54 feet West to the point of beginning, also except that part of said tract lying above a Horizontal Plane having an elevation of +14.51 feet Chicago City Datum and lying below a Horizontal Plane having an elevation of +26.68 feet Chicago City Datum bounded and described as follows:

Beginning at a point 2.88 feet South and 2.47 feet East of the Northwest corner of said Lot 1 (the following courses and distances are along the interior faces of walls of an existing 22 Story Brick Building); thence East 57.32 feet; thence South 130.08 feet; thence West 13.14 feet; thence South 2.20 feet; thence West 15.53 feet; thence North 44.98 feet; thence East 15.60 feet; thence North 12.82 feet; thence West 43.38 feet; thence North 74.50 feet to the point of beginning and except from said tract the following Three Parcels lying above a Horizontal Plane having an elevation of +4.10 feet Chicago City Datum and below a Horizontal Plane having an elevation of +12.90 feet Chicago City Datum, bounded and described as follows:

Beginning at a point 34.23 feet South and 2.66 feet West of the Northeast corner of said tract (the following courses and distances are along the interior faces of walls of said 22 Story Brick Building); thence West 20.85 feet; thence South 27.15 feet; thence East 20.85 feet; thence North 27.15 feet to the point of beginning; also except that part bounded as described as follows:

Beginning at a point 176.58 feet South and 16.09 feet West of the Northeast corner of said tract (the following courses and distances are along the interior faces of walls of said 22 Story Brick Building); thence West 13.50 feet; thence South 14.60 feet; thence East 13.50 feet; thence North 14.60 feet to the point of beginning; also except that part bounded and described as follows: Beginning at a point on the East line of said tract, 206.04 feet South of the Northeast corner of said tract (the following courses and distances are along the interior faces of walls of said 22 Story Brick Building); thence West 2.70 feet; thence North 11.12 feet; thence West 11.28 feet; thence South 15.17 feet; thence East 11.28 feet; thence North 1.82 feet; thence East 2.70 feet; thence North 12.23 feet to the point of beginning,

Which survey is attached as Exhibit "A" to the Declaration of Condominium, recorded as Document 96338677; together with its undivided percentage interest in the common elements, in Cook County, Illinois.