

UNOFFICIAL COPY

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PT 21-75504



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2127708032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2021 09:42 AM Pg: 1 of 2

Dec ID 20210901680609
ST/CO Stamp 0-600-907-920 ST Tax \$855.00 CO Tax \$427.50
City Stamp 0-012-722-320 City Tax: \$8,977.50

Property of Cook County Clerk's Office

THE GRANTOR, Benjamin J. Felton and Ruchi Verma, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, Alan D. Sutherland and Denise M. Sutherland, ~~as Trustees of the Sutherland Family Trust Dated September 7, 2012, of 1756 W. Cornelia, Unit 1, Chicago, IL 60657~~, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* Husband and wife, as tenants by the entirety.

Parcel 1:

Unit 2 in the 3737 Damen Avenue Condominium as delineated on a Plat of Survey of the following described tract of land:

Lot 19 in Block 7 in John Turner's Heirs' Subdivision of Blocks 1, 2, 3, and 4 of John Turner's Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of Lincoln Avenue (except that part of the North 1/4 of the Northwest 1/4 of said Southwest 1/4 of Wolcott Street), in Cook County, Illinois.

Which Plat of Survey is attached as "Exhibit B" to the Declaration of Condominium recorded September 30, 2016 as document number 1627445060; together with its undivided percentage interest in the common elements.

Parcel 2:

The (exclusive) right to the use of Parking P-2, Concrete Area and Roof, all limited common elements, as delineated on the Survey attached to the Declaration aforesaid, recorded as document number 1627445060.

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes not yet due and payable; acts done by or suffered through Grantee;

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-19-217-052-1002

Address of Real Estate: 3737 N. Damen Avenue, Unit 2, Chicago, IL 60618

[signatures on following page]

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Dated this 8 day of September, 2021

Benjamin J. Felton
Benjamin J. Felton

Ruchi Verma
Ruchi Verma

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Benjamin J. Felton and Ruchi Verma, 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 said instrument as their 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 official seal, this 8 day of September, 2021



Keara E. Hurley (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, Illinois 60603

Mail To:
Emily Holmes, Esq.
203 N. LaSalle St., Ste. 2100
Chicago, IL 60601

Name & Address of Taxpayer:
Alan D. Sutherland and Denise M. Sutherland, ~~Trustees~~
3737 N. Damen Avenue, Unit 2
Chicago, IL 60618