

# UNOFFICIAL COPY

Doc# 2127839085 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/05/2021 08:53 AM Pg: 1 of 3

## Warranty Deed

ILLINOIS

Dec ID 20210901684044  
ST/CO Stamp 0-796-975-248 ST Tax \$1,050.00 CO Tax \$525.00  
City Stamp 1-646-911-632 City Tax: \$11,025.00

*Above Space for Recorder's Use Only*

THE GRANTORS, Kent Maguire and Cindy Zollar Maguire, also known as Cynthia Zollar Maguire, husband and wife, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Hanson Perry and Taylor Perry, husband and wife, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*\*taking as tenants by the entirety.*  
SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 14-30-315-009-0000

Address of Real Estate: 2335 W. Montana St., Chicago, IL 60647

The date of this deed of conveyance is September 13, 2021.

  
Kent Maguire

  
Cynthia Zollar Maguire

State of Kentucky, County of Jefferson ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kent Maguire and Cynthia Zollar Maguire, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed 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.

(Impress Seal Here)

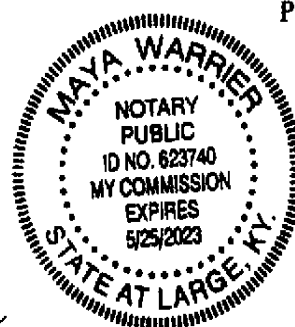
(My Commission Expires 05/25/2023)

Given under my hand and official seal.

Dated: 09/13/2021

  
Notary Public

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UT: 21GSC043972UP  
1012

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as 2335 W. Montana St., Chicago, IL 60647.

See attached.

**REAL ESTATE TRANSFER TAX**

27-Sep-2021



<b>CHICAGO:</b>	7,875.00
<b>CTA:</b>	3,150.00
<b>TOTAL:</b>	11,025.00 *

14-30-315-009-0000 | 20210901684044 | 1-646-911-632

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

This instrument was prepared by:  
**Ivan Puljic**  
 Law Offices of Ivan Puljic, Ltd.  
 10 S. LaSalle St. Suite 2920  
 Chicago, IL, 60603

Send subsequent tax bills to:

HANSON PERZ  
 2335 W. MONTANA ST  
 CHICAGO, IL 60647

Recorder-mail recorded document  
 to:

MICHELLE L. MISSER  
 1530 W. FULTON AVE  
 CHICAGO, IL 60614

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

**Order No.:** 21GSC093972LP

**For APN/Parcel ID(s):** 14-30-315-009-0000

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LOTS 15 IN BLOCK 5 IN TINKHAM'S ADDITION TO HOLSTEIN, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTHWEST OF THE ILLINOIS AND WISCONSIN (NOW CHICAGO AND NORTHWESTERN) RAILROAD, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office