

UNOFFICIAL COPY

757681  
1061



\*2128016007D\*

Doc# 2128016007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/07/2021 10:19 AM PG: 1 OF 6

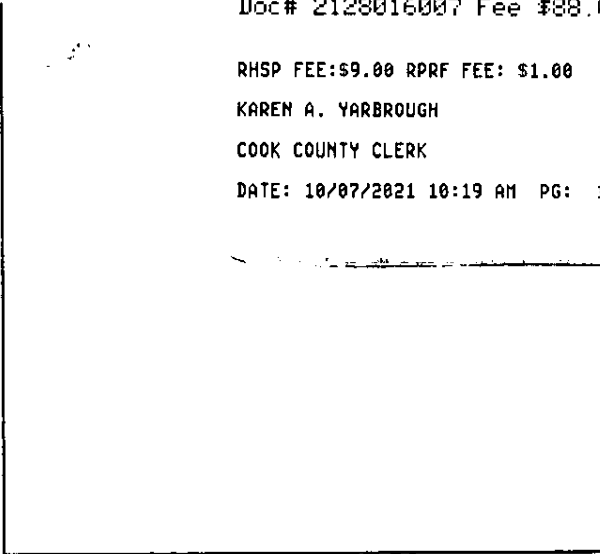
### WARRANTY DEED ILLINOIS STATUTORY

**THE GRANTOR:**

Haley Dwyer  
1401 N. Taft St., Unit 211  
Arlington, VA 22201

**COMMON ADDRESS:**

923 W. Cullom Ave., Unit 3E  
Chicago, IL 60613



(The Above Space for Recorder's Use Only)

**THE GRANTOR**, Haley Dwyer, of the County of Arlington, State of Virginia, as a married woman, individually, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and for other good and valuable considerations in hand paid, CONVEYS AND WARRANTS TO **THE GRANTEE**, Graham Ellinghausen, of the City of Chicago, County of Cook, State of Illinois, as a single man, individually, all interest in the following described real estate situated in the County of Cook, City of Chicago, in the State of Illinois, legally described on *Exhibit "A"* attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of **THE GRANTOR**, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto **THE GRANTEE**, his successors and assigns, forever

And **THE GRANTOR**, for herself and her successors, does covenant, promise and agree to and with **THE GRANTEE** and his successors and assigns, that **THE GRANTOR** has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that **THE GRANTOR** will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under **THE GRANTOR**, subject only to the following: (1) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, (2) BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE, AND (3) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

This property is not homestead as to the GRANTOR(S)

PIN# 14-17-409-041-1005

S Y  
P 5  
S Y-1  
SC \_\_\_\_\_  
INT A

# UNOFFICIAL COPY

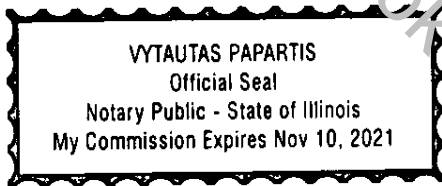
Dated this 2<sup>nd</sup> day of July, 2021.

Haley Dwyer (Seal)  
Haley Dwyer

STATE OF IL )  
 ) SS. --  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Haley Dwyer, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED and SWORN to before me this this 2 day of July, 2021.



Wytautas Papartis  
Notary Public  
My commission expires 11-10-21

*THIS INSTRUMENT PREPARED BY:*  
Alex Grange  
Girard Law Group  
1464 W. Webster Ave.  
Chicago, IL 60614

*MAIL TO:*  
Graham Ellinghausen  
923 W. Cullom Ave., Unit 3E  
Chicago, IL 60613

*SEND SUBSEQUENT TAX BILLS TO:*  
Graham Ellinghausen  
923 W. Cullom Ave., Unit 3E  
Chicago, IL 60613

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**WARRANTY DEED  
EXHIBIT "A"  
LEGAL DESCRIPTION**

**Legal Description:**

[INSERT LEGAL]

**Permanent Index Number(s):**

14-17-409-041-1005

**Note for Informational Purposes Only, Commonly known as:**

923 W. Cullom Ave., Unit 3E, Chicago, IL 60613

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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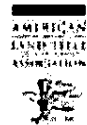
## EXHIBIT "A"

UNIT 3-E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CULLOMWORTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96113243, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**REAL ESTATE TRANSFER TAX**

13-Sep-2021



**CHICAGO:**

2,100.00

**CTA:**

840.00

**TOTAL:**

2,940.00

14-17-409-041-1005 | 20210801648734 | 1-494-277-904

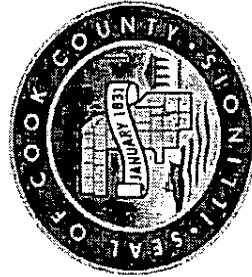
\* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

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REAL ESTATE TRANSFER TAX

13-Sep-2021



COUNTY:  
ILLINOIS:  
TOTAL:

140.00  
280.00  
420.00

14-17-409-041-1005

20210801648734

0-088-563-472

Property of Cook County Clerk's Office