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Doc#: 2128028114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/07/2021 10:05 AM Pg: 1 of 2

WARRANTY DEED

WHEN RECORDED, MAIL TO:

same

Dec ID 20210901675433
ST/CO Stamp 1-696-460-944 ST Tax \$310.00 CO Tax \$155.00
City Stamp 2-064-158-864 City Tax: \$3,255.00

SEND SUBSEQUENT TAX BILLS TO:

Amy S. Ricciardi
5123 N. Kenmore Avenue, Unit CH
Chicago, Illinois 60640

GRANTOR, **David Cannon Kinnard**, a married man, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Amy S. Ricciardi**, of Chicago, Illinois, all of his interest in the following described real estate in the County of Cook, in the State of Illinois: *Single Woman.*

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-08-402-017-1001.

Property Address: 5123 N. Kenmore Avenue, Unit CH, Chicago, Illinois 60640.

Subject to the following, if any: (1) General real estate taxes for the year 2021 and subsequent years; (2) public and utility easements of record; if any; (3) covenants, conditions and restrictions of record; if any; (4) Purchaser's mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

THIS IS NOT HOMESTEAD PROPERTY.

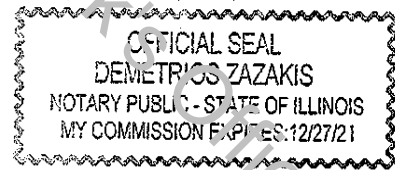
DATED this 16 Day of September, 2021.

David Cannon Kinnard
David Cannon Kinnard

REAL ESTATE TRANSFER TAX	06-Oct-2021
COUNTY:	155.00
ILLINOIS:	310.00
TOTAL:	465.00

14-08-402-017-1001 | 20210901675433 | 1-696-460-944

STATE OF ILLINOIS)
COUNTY OF COOK)



I, the undersigned, a Notary Public, do hereby certify that DAVID CANNON KINNARD, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 notary seal, this 16th Day of September, 2021.

My commission expires 12/27/21
[Signature]
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX	28-Sep-2021
CHICAGO:	2,325.00
CTA:	930.00
TOTAL:	3,255.00 *

14-08-402-017-1001 | 20210901675433 | 2-064-158-864

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

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Unit "CH" in the 5121-5123 North Kenmore Avenue Condominium, as delineated on a survey of the following described real estate:
Lot 3 in Block 3 in Argyle Subdivision, a Subdivision of Lots 1 and 2 of Fussey and Fennimore's Subdivision of the Southeast Fractional 1/4 and Lots 1 and 2 of Colehour and Conaroe's Subdivision of Lot 3 in Fussey and Fennimore's Subdivision Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;
Which survey is attached as Exhibit "B" to Declaration of Condominium recorded August 21, 2007 as Document Number 0723315044, as may be amended from time to time; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Property of Cook County Clerk's Office