

UNOFFICIAL COPY

Doc# 2128707664 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/14/2021 12:21 PM Pg: 1 of 3

Greater Illinois Title Company
41064544G

Dec ID 20210701613077
ST/CO Stamp 1-723-863-184 ST Tax \$342.00 CO Tax \$171.00
City Stamp 0-230-559-888 City Tax: \$3,591.00

1/2

41064544G 1/2

GIT

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **Bryan Smith and Julie Fisher**, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **John Bernier**, a single man of the City of Chicago, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

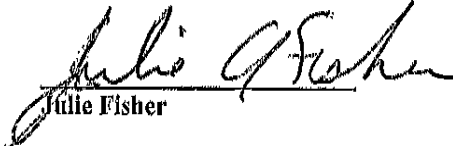
Subject, however, to the general taxes for the year of and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 20-02-316-026-1008

Property Address: 4616 South Ellis ^{Ave.} #3S, Chicago, IL 60653

Dated this 21 day of JULY, 2021.


Bryan Smith



Julie Fisher

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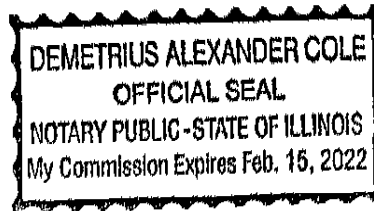
STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Bryan Smith and Julie Fisher**, 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, 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 notarial seal, this 21st day of July, 2021.


Notary Public


My commission expires:



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		27-Sep-2021
	COUNTY:	171.00
	ILLINOIS:	342.00
	TOTAL:	513.00
20-02-316-026-1008 20210701613077 1-723-863-184		

THIS DOCUMENT PREPARED BY:
Maurice L. Gue
GUE LAW, LLC
22 West Washington Street, Suite 1500
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		27-Sep-2021
	CHICAGO:	2,565.00
	CTA:	1,028.00
	TOTAL:	3,591.00 *
20-02-316-026-1008 20210701613077 0-230-559-888		
* Total does not include any applicable penalty or interest due.		

MAIL TAX BILL TO:
John Bernier
4616 South Ellis Avenue, 3S
Chicago, Illinois 60653

grantees address ←

MAIL RECORDED DEED TO:
John Bernier
4616 South Ellis Avenue, 3S
Chicago, Illinois 60653

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EXHIBIT A

PARCEL 1: Unit 3 SOUTH together with its undivided percentage interest in the common elements in REGENCY RESIDENCES Condominium as delineated and defined in the declaration recorded as document no. 00679942, AS AMENDED, in the WEST 1/2 OF THE SOUTHWEST 1/4 of section 2, township 38 north, range 14, east of the third principal meridian, in Cook County, Illinois.

PARCEL 2: Exclusive use for parking purposes in and to parking space no. 3S, a limited common element, as set forth and defined in said declaration of condominium and survey attached thereto, in Cook County, Illinois.

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