

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY (Individual to Individual)

Doc#: 2130504302 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/01/2021 10:05 AM Pg: 1 of 3

Dec ID 20211001624503  
ST/CO Stamp 0-208-131-216 ST Tax \$427.00 CO Tax \$213.50  
City Stamp 1-553-151-120 City Tax: \$4,483.50

### Mail To:

Eva Marie Ledoux  
2318 W. Augusta Blvd.  
Unit 3A  
Chicago, IL 60622

### Send Subsequent Tax Bills To:

Eva Marie Ledoux  
2318 W. Augusta Blvd.  
Unit 3A  
Chicago, IL 60622

BW21059455 1012

RECORDER'S STAMP

THE GRANTOR, Brittany Jean Ladd, a married woman, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Eva Marie Ledoux and Marqus Q. Ledoux, wife and husband, of Chicago, Illinois, as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: \* 2155 W Potomac Ave Apt 1

See Attached Exhibit "A"

Chicago IL 60622

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for 2021 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-06-312-043-1003

Property Address: 2318 W. Augusta Blvd., Unit 3A, Chicago, IL 60622

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

SIGNATURE PAGE FOLLOWS

WARRANTY DEED: PAGE 1 OF 2

REAL ESTATE TRANSFER TAX	29-Oct-2021
COUNTY:	213.50
ILLINOIS:	427.00
TOTAL:	640.50

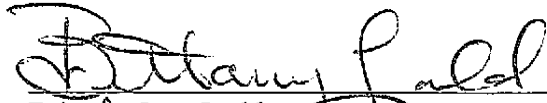
17-06-312-043-1003 | 20211001624503 | 0-208-131-216

REAL ESTATE TRANSFER TAX	29-Oct-2021
CHICAGO:	3,202.50
CTA:	1,281.00
TOTAL:	4,483.50 *

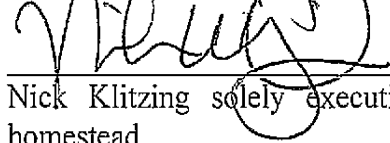
17-06-312-043-1003 | 20211001624503 | 1-553-151-120  
\* Total does not include any applicable penalty or interest due.

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Dated this 15<sup>th</sup> day of October, 2021.



Brittany Jean Ladd

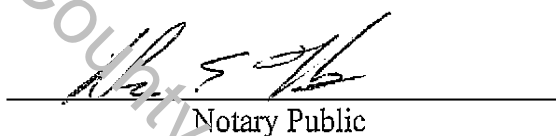


Nick Klitzing solely executing to release right of homestead

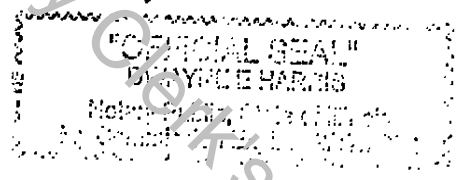
STATE OF Illinois )  
 )SS  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brittany Jean Ladd and Nick Klitzing are 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.

Subscribed and sworn to before me this 15<sup>th</sup> day of October, 2021.

  
Notary Public

My Commission Expires: 09/17/2022



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091  
(Name and Address)

**MAIL TO:**

~~Eva Marie Ledoux~~ Pamela Visvardus  
~~2318 W. Augusta Blvd.~~ 1030 Higgins Rd, Ste 101  
~~Unit 3A~~ Park Ridge, IL 60068  
~~Chicago, IL 60622~~

**SEND SUBSEQUENT TAX BILLS TO:**

Eva Marie Ledoux  
2318 W. Augusta Blvd.  
Unit 3A  
Chicago, IL 60622

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BW21059455

## Exhibit A

PARCEL 1: UNIT 3A IN THE 2318 WEST AUGUSTA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 101 (EXCEPT THE WEST 4.89 FEET THEREOF) AND THE WEST 11.44 FEET OF LOT 102, IN THE SUBDIVISION OF BLOCK 5 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0534032136, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0534032136.

PIN: 17-06-312-043-1003

For Informational Purposes only: 2318 West Augusta Boulevard, Unit 3A, Chicago, IL 60622

Property of Cook County Clerk's Office