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Doc# 2130506342 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2021 10:00 AM Pg: 1 of 3

Dec ID 20211001619079
ST/CO Stamp 1-863-898-256 ST Tax \$380.00 CO Tax \$190.00
City Stamp 1-994-708-112 City Tax: \$3,990.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Diana Degraff
3913 N. Ashland Ave
Unit 1
Chicago, IL 60613

(The Above Space for Recorder's Use Only)

THE GRANTOR Diana Degraff, a single woman, of 3913 N. Ashland Ave, Unit 1, Chicago, IL 60613 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Kelly Lovewell, a single woman, of _____, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 14-20-100-056-1001 and 14-20-100-056-1006

Property Address: 3913 N. Ashland Ave, Unit 1, Chicago, IL 60613

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 19 day of 10, 2021.

Diana Degraff
Diana Degraff

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1425833

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STATE OF ILLINOIS)
) SS,
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Diana Degraff personally known to me to be the same person 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.

Given under my hand and notarial seal, this 19 day of 10, 2021.



Samantha Heneghan
Notary Public


THIS INSTRUMENT PREPARED BY
Eileen Pearse
Ciesla & Pearse, PC
1755 S. Naperville Rd., Suite 100
Wheaton, IL 60189

MAIL TO:

Steve Tschiggfrie
1110 W. Hubbard #7
Chicago IL 60654



SEND SUBSEQUENT TAX BILLS TO:

Kelly Lovewell
3913 N. Ashland Ave
Unit 1
Chicago, IL 60613

REAL ESTATE TRANSFER TAX		28-Oct-2021
	CHICAGO:	2,850.00
	CTA:	1,140.00
	TOTAL:	3,990.00 *

14-20-100-056-1001 | 20211001619079 | 1-994-708-112

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

REAL ESTATE TRANSFER TAX		28-Oct-2021
	COUNTY:	190.00
	ILLINOIS:	380.00
	TOTAL:	570.00

14-20-100-056-1001 | 20211001619079 | 1-863-898-256

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Unit Number 1 and G-3 together with its undivided percentage interest in the common elements in the 3913 N. Ashland Condominium as delineated and defined on a Survey attached to the Declaration of Condominium recorded as Document Number 0030437049 in the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office