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WARRANTY DEED

CTT
21GNW777107ES
2007 Jm

SEND SUBSEQUENT TAX BILLS
TO GRANTEE'S ADDRESS:

MAIL TO
High Cotton Holdings, LLC
19311 Skokie Valley Blvd.
#1004
Highland Park, IL 60035



Doc# 2131617036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/12/2021 11:21 AM PG: 1 OF 2

THE GRANTOR, CHRISTINE VANCE DENNING a/k/a VANCE DENNING of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to HIGH COTTON HOLDINGS, LLC, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: UNIT NUMBER 1920-'F' IN 1920 NORTH MAUD AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 45, 46 AND 47 (EXCEPT THE NORTHWESTERLY 18 FEET OF LOT 47) IN CHAS H. HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 93 TO 99 IN THE SUBDIVISION OF LOT 3 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO TOGETHER WITH NORTH PART OF LOT 2 IN SAID BLOCK 9 IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89611346, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Subject to: General real estate taxes not due and payable at time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold forever. **THIS IS NOT HOMESTEAD PROPERTY.**

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SC
INT JP

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Permanent Real Estate Index Number: 14-32-401-052-1015

Address of Real Estate: 1920 N. Maud Ave., Unit F, Chicago, IL 60614

DATED this 15th day of October, 2021




CHRISTINE VANCE DENNING
a/k/a VANCE DENNING

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 Christine Vance Denning is 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 signed, sealed and delivered the said instrument as 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 official seal, this 15th day of October, 2021




NOTARY PUBLIC



Prepared by:
Elizabeth J. Parish
Parish Law Office LLC
3223 S. Lowe Ave.
Chicago, Illinois 60616

REAL ESTATE TRANSFER TAX		04-Nov-2021
	COUNTY:	157.75
	ILLINOIS:	315.50
	TOTAL:	473.25
14-32-401-052-1015 20211101630725 0-505-580-618		

~~MAIL TO:~~

REAL ESTATE TRANSFER TAX		04-Nov-2021
	CHICAGO:	2,366.25
	CTA:	946.50
	TOTAL:	3,312.75 *
14-32-401-052-1015 20211101630725 0-548-506-768		
* Total does not include any applicable penalty or interest due.		