

# UNOFFICIAL COPY

**Return To:**

Matthew Swanson &  
Ashly Swanson  
1642 N Bosworth Ave Apt 4S  
Chicago, IL 60642

**This Instrument Prepared by:**

Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**

Matthew Swanson &  
Ashly Swanson  
1642 N Bosworth Ave Apt 4S  
Chicago, IL 60642

Order #: 11060-431758



Doc# 2132619027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/22/2021 11:17 AM PG: 1 OF 3

This space for recording information only

## WARRANTY DEED

Tax Exempt under 35ILCS 200/31-45 sub par. e

This WARRANTY DEED, executed this 25th day of January, 2021, by MATTHEW SWANSON, a married man, who acquired title as an unmarried individual, herein joined by his spouse ASHLY SWANSON, whose address is 1642 N Bosworth Avenue Apt 4S, Chicago, IL 60642, hereinafter called GRANTOR, grants to MATTHEW SWANSON and ASHLY SWANSON, husband and wife, as joint tenants, whose address is 1642 N Bosworth Avenue Apt 4S, Chicago, IL 60642, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remises, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois:

The Land referred to herein below is situated in the City of CHICAGO, County of Cook, State of Illinois, and is described as follows:

PARCEL 1:

UNIT 4S IN THE 1642 N. BOSWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 53 AND THE SOUTH 25 FEET OF LOT 54, IN BLOCK 2 IN CHICAGO DISTILLERY COMPANY'S SUBDIVISION OF BLOCK 19/ IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 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 NO. 0410303009, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

**REAL ESTATE TRANSFER TAX**

19-Nov-2021



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

**REAL ESTATE TRANSFER TAX**

22-Nov-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

14-32-312-047-1005 | 20211101647697 | 0-681-376-912

14-32-312-047-1005

| 20211101647697 | 0-430-441-104

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

# UNOFFICIAL COPY

THE EXCLUSIVE RIGHT TO PARKING SPACE G-5 AND STORAGE ROOM S-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0410303009.

P.I.N: 14-32-312-047-1005

Property Address: 1642 N Bosworth Avenue Apt 4S, Chicago, IL 60642

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Matthew Swanson  
MATTHEW SWANSON

1/25/21  
Date

Ashly Swanson  
ASHLY SWANSON

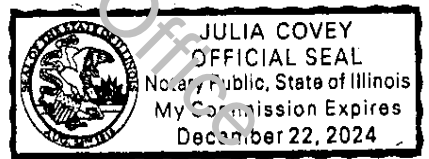
1/25/21  
Date

STATE OF Illinois )

COUNTY OF COOK )

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 25 day of Jan, 2021, by MATTHEW SWANSON and ASHLY SWANSON, who are personally known to me or have produced IL DL as identification and who signed this instrument willingly.

[Signature]  
Notary Public  
My commission expires: 12/2/2024



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

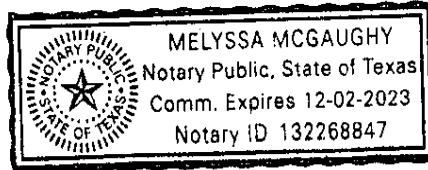
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11-18, 2021 Signature: Anne Morrison  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Anne Morrison, agent  
this 18 day of November, 2021.

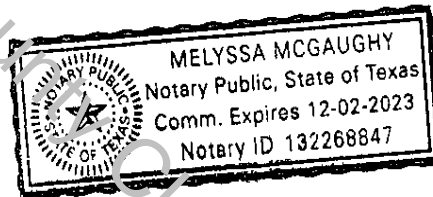


NOTARY PUBLIC Mellyssa McGaughy

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 11-18, 2021 Signature: Anne Morrison  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Anne Morrison agent  
This 18 day of November, 2021.



NOTARY PUBLIC Mellyssa McGaughy

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)