

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2135501317 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2021 01:25 PM Pg: 1 of 3

Dec ID 20211101655501
ST/CO Stamp 1-131-205-264 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-851-301-008 City Tax: \$4,725.00

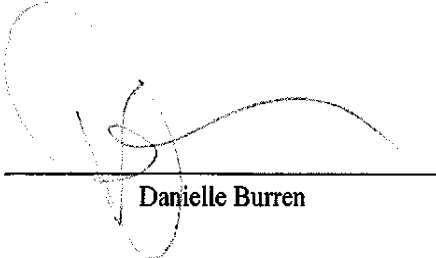
THE GRANTOR Danielle Burren, formerly known as Danielle Simone Burren-Charles, unmarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Anthony Torres and Gregory Spire, married to one another, of the City of Chicago, County of Cook, State of Illinois, as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof)*, 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.

Permanent Real Estate Index Number(s): 14-31-422-033-1018

Address(es) of Real Estate: 1737 N. Paulina St. Unit 304 Chicago Illinois 60622

The date of this deed of conveyance is dated this 18th day of November, 2021

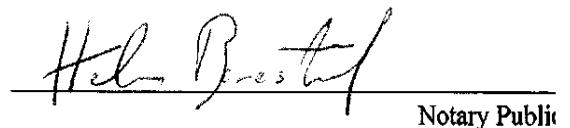


Danielle Burren

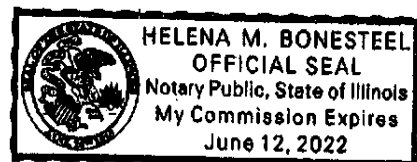
State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Danielle Burren, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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 official seal dated this 18th day of November, 2021

FIDELITY NATIONAL TITLE
CH21035556



Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 1737 N. Paulina St. Unit 304
Chicago, Illinois 60622

Legal Description:

UNIT H-18 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PAULINA PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 92562861, IN SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

<p>This instrument was prepared by: Peter L. Berk O'Keefe Rivera & Berk, LLC 55 W Wacker Dr. Suite 1400 Chicago, IL 60601</p>	<p>Send subsequent tax bills to: Anthony Torres and Gregory Spire 1737 N Paulina St. Unit 304 Chicago, IL 60622</p>	<p>Mail recorded document to: James D. Zazakis 3832 N Ashland Ave. Suite 1S Chicago, IL 60613</p> 
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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

08-Dec-2021



14-31-422-033-1018

20211101655501

1-131-205-264

COUNTY:

225.00

ILLINOIS:

450.00

TOTAL:

675.00

REAL ESTATE TRANSFER TAX

08-Dec-2021



14-31-422-033-1018

20211101655501

0-851-301-008

CHICAGO:

3,375.00

CTA:

1,350.00

TOTAL:

4,725.00 *

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