

UNOFFICIAL COPY



\*21355083020\*

PT21-78869 FA  
WARRANTY DEED  
ILLINOIS STATUTORY

Doc# 2135508302 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2021 02:39 PM PG: 1 OF 5

Mail To:

<sup>2/2</sup>  
Lynn McCabe  
1300 N Astor #7D  
Chicago, IL 60610

Name & Address of Taxpayer:

Lynn McCabe

1300 N. Astor Unit 7D

Chicago, IL 60610

Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Terrilyn Kerr, an unmarried woman of 1300 N. Astor Unit 7D, Chicago, State of Illinois, 60610, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Lynn McCabe, divorced not since remarried,

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 247 E. Chestnut, Unit 2204, Chicago 60611, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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: 17-03-106-033-1008

Address of Real Estate: 1300 N. Astor Unit 7D, Chicago, IL, 60610

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Dated this 14th day of December, 20 21.

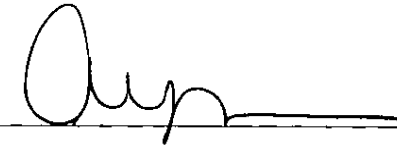
  
Terrilyn Kerr

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Terrilyn Kerr**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ their 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 14th day of December, 20 21.



 (Notary Public)

PROPOSED  
Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit A

Unit 7D in Astor Tower Condominium, as delineated on the Survey of the following described Parcels of real estate:

**Parcel 1:**

The South 7.07 feet of Lot 3, all of Lots 4, 5 and 6 and that part of Lot 7 lying East of a line drawn 21 feet East of and parallel with the West line of said Lot 7 in the Subdivision of Lots 9, 10 and 11 in Block 4 in Stone's Resubdivision of Astor's Addition to Chicago, in Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

That part of East Goethe Street and North Astor Street described as follows:

Beginning at a point in the North line of East Goethe Street which is 23.5 feet East of the Southwest corner of Lot 7 aforesaid; thence South at right angles to the North line of East Goethe Street, a distance of 17.5 feet; thence East along a line which is 17.5 feet South of and parallel with the North line of East Goethe Street, a distance of 102 feet; thence North at right angles to the last described course, a distance of 12.5 feet; thence East at right angles to the last described course, a distance of 17.83 feet to a line which is 17.25 feet Easterly of, measured at right angles to and parallel with the Westerly line of North Astor Street; thence Northerly of said parallel line, a distance of 83 feet more or less to a point in a line which is 0.42 feet South of and parallel to the North line of the South 7.07 feet of Lot 3 aforesaid; thence West along said parallel line, a distance of 17.46 feet to the Westerly line of North Astor Street; thence Southerly along the Westerly line of North Astor Street to the North line of East Goethe Street; thence West along the North line of East Goethe Street to the place of beginning, in Cook County, Illinois;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium made by Brookham Corporation, a Corporation of Illinois, recorded in the Office of the Recorder of Deeds, in Cook County, Illinois on September 14, 1979 as Document No. 25146808, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS

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**REAL ESTATE TRANSFER TAX**

21-Dec-2021



**CHICAGO:** 1,612.50

**CTA:** 645.00

**TOTAL:** 2,257.50\*

17-03-106-033-1008 | 20211201669197 | 0-135-043-728

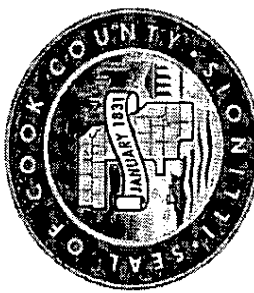
\* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

21-Dec-2021



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

107.50  
215.00  
322.50

17-03-106-033-1008

20211201669197

1-208-785-552

Property of Cook County Clerk's Office