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Doc# 2136312133 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2021 07:52 AM Pg: 1 of 9

Dec ID 20211101651277
ST/CO Stamp 1-809-400-464 ST Tax \$380.00 CO Tax \$190.00
City Stamp 1-943-618-192 City Tax: \$3,990.00

PT 21-78640

1 of 1

WARRANTY DEED

Grantor, Tracy L. Meyer, of 2439 N. Albany Avenue, Unit 3N, Chicago, County of Cook, Illinois, for and in consideration of Ten and ⁰⁰/₁₀₀ Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to James Oakes, unmarried man of 2027 N California the Real Estate located at and commonly known as: E 2, Chicago, IL 60647

2439 N. Albany Avenue, Unit 3N, Chicago, Illinois 60647;

P.I.N.: 13-25-320-082-1005

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

PROPER TITLE, LLC

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Mail Deed:

2439 N Albany Avenue

Unit 3N.

Chicago, IL 60647

Mail Tax Bill:

2439 N Albany Avenue

Unit 3N

Chicago IL 60647

This instrument was prepared by:

Namit Bammi, Esq

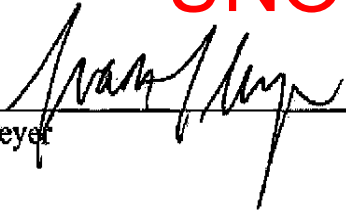
Bammi Law Group, LLC

203 N. LaSalle Street, Suite 2100

Chicago, Illinois 60601

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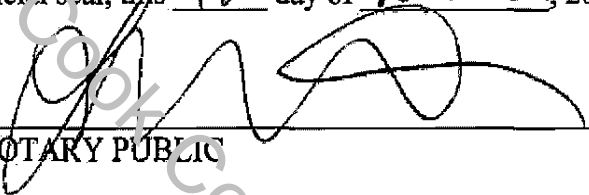
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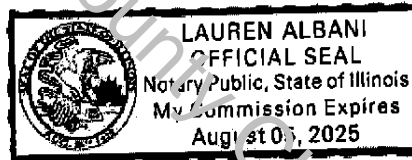

Tracy L. Meyer

STATE OF Il)
) SS.
COUNTY OF Cook)

I, Lauren Albani, a notary public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Tracy L. Meyer, personally known to me to be the same persons whose name is subscribed in 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.

GIVEN under my hand and official seal, this 17 day of November, 2021.


NOTARY PUBLIC



Notary Public, State of Illinois
Clerk's Office

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BILL OF SALE

Seller, Tracy L. Meyer, in consideration of Ten and ⁰⁰/₁₀₀ Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Purchaser, James Oakes, the personal property enumerated pursuant to Real Estate Purchase and Sale Contract dated on or about October 18, 2021, located on the real estate located at and commonly known as 2439 N. Albany Avenue, Unit 3N, Chicago, Illinois.

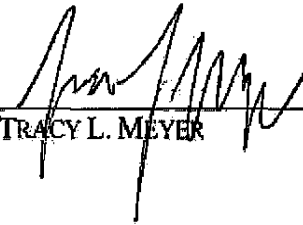
Seller hereby represents and warrants to Purchaser that Seller is the absolute owner of said personal property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this Bill of Sale.

All warranties of quality, fitness and merchantability are hereby excluded.

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IN WITNESS WHEREOF, Seller has signed this Bill of Sale on this 18 day of November, 2021.

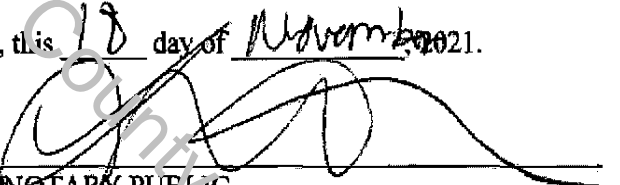


TRACY L. MEYER

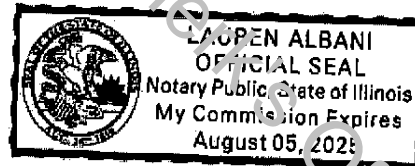
STATE OF IL, SS.
COUNTY OF Cook

I, Lauren Albani, a notary public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Tracy L. Meyer, personally known to me to be the same persons whose name is subscribed in 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.

GIVEN under my hand and official seal, this 18 day of November, 2021.



NOTARY PUBLIC



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AFFIDAVIT OF TITLE

The undersigned Affiant, being first duly sworn on oath say and also covenant with and warrant to the Grantees hereinafter named:

That Affiant has an interest in and is the Grantor of a Deed to Grantee, James Oakes, conveying the real property described in the LEGAL DESCRIPTION, attached hereto and incorporated herein.

That no labor or material has been furnished for the Premises within the last four months that is not fully paid for.

That since the title date in the report on title issued by Proper Title, LLC, Affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against Affiant, nor has any judgment or decree been rendered against Affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against Grantor within five (5) days from the date hereof.

That this instrument is made to induce, and in consideration of, the said Grantees' consummation of the purchase of the Premises.

Affiants say nothing further.

Proper Title, LLC
Cook County Clerk's Office

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TRACY L. MEYER

STATE OF IL)
) SS.
COUNTY OF Cook)

I, Lauren Albani, a notary public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Tracy L. Meyer, personally known to me to be the same persons whose name is subscribed in 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.

GIVEN under my hand and official seal, this 18 day of November, 2021.



NOTARY PUBLIC



Clerk's Office

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Tracy L. Meyer
Tracy L. Meyer

STATE OF IL
) SS.
COUNTY OF Leck

I, Lauren Albani, a notary public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Tracy L. Meyer, personally known to me to be the same persons whose name is subscribed in 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.

GIVEN under my hand and official seal, this 10 day of November 2021.

Lauren Albani
NOTARY PUBLIC



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Parcel 1:

Unit 3-N in the Albany Terrace Condominium as delineated on a survey of the following described real estate:

Lots 36 and 37 in Block 4 in Knapp's Subdivision of Lots 4 and 6 in County Clerk's Division of part of the West 1/2 of the Southwest 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 98858972, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-1 a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as document number 98858972.

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