

UNOFFICIAL COPY

Doc#: 2136418379 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2021 12:12 PM Pg: 1 of 5

Warranty Deed

ILLINOIS

Dec ID 20211201683345
ST/CO Stamp 0-415-513-232 ST Tax \$167.50 CO Tax \$83.75
City Stamp 1-757-690-512 City Tax: \$1,758.75

138685

Above Space for Recorder's Use Only

THE GRANTOR(s) Robert C. Coates, Unmarried/Single, of the City of Colonial Beach, County of Westmoreland State of Virginia, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to M & A Investment Properties LLC, 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: general real estate taxes not due and payable at the time of Closing; 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.

Permanent Real Estate Index Number(s): 20-22-410-017-000

Address(es) of Real Estate:
6804 S. Champlain, Chicago, IL 60637

THIS IS NOT HOMESTEAD PROPERTY

The date of this deed of conveyance is 12-3-2021

R. Coates
Robert C. Coates

State of _____, County of _____ SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert C. Coates, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

TAREK M ELBARKATAWY
NOTARY PUBLIC-STATE OF NEW YORK

No. 01EL6413650

Qualified in New York County

My Commission Expires 02-01-2026

Given under my hand and official seal this 3rd
Day of December 2021

(My Commission Expires _____)

Tarek M Elbarkatawy
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 6804 S. Champlain
Chicago, IL 60637

Legal Description:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Property of Cook County Clerk's Office

<p>This instrument was prepared by</p> <p>Gary Mages Mages & Price LLC 1110 W. Lake Cook Road, Suite 385 Buffalo Grove, IL 60089</p>	<p>Send subsequent tax bills to:</p> <p>M & A Investment Properties LLC 6804 S. Champlain, Chicago, IL 60637</p>	<p>Recorder-man recorded document</p> <p>M & A Investment Properties LLC 6804 S. Champlain, Chicago, IL 60637</p>
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Exhibit "A" Legal Description

LOT 3 IN BLOCK 3 IN A.J. HAWHES SOUTH PK. SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

27-Dec-2021



CHICAGO:	1,256.25
CTA:	502.50
TOTAL:	1,758.75 *

20-22-410-027-0002 | 20211201683345 | 1-757-690-512

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

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REAL ESTATE TRANSFER TAX

27-Dec-2021



20-22-410-027-0000

20211201683345

0-415-513-232

COUNTY:	83.75
ILLINOIS:	167.50
TOTAL:	251.25