

UNOFFICIAL COPY

Doc#: 2201318010 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2022 06:19 AM Pg: 1 of 4

Warranty Deed

Dec ID 20211101644115
ST/CO Stamp 1-873-569-424 ST Tax \$650.00 CO Tax \$325.00
City Stamp 2-112-792-208 City Tax: \$6,825.00

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) John R. Neely and Martha S. Neely, husband and wife, 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 Ima N. Garcia a single woman, 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 taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-09-308-004-1039

Address(es) of Real Estate: 661 W. Wayman St. Unit C, Chicago, IL 60661

The date of this deed of conveyance is 12 / 13 / 21.

This Warranty Deed may be signed in counterparts. Signature pages are attached hereto and made a part hereof.

FIDELITY NATIONAL TITLE
CH21039111

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LEGAL DESCRIPTION

For the premises commonly known as: 661 W. Wayman St. Unit C, Chicago, IL 60661

Legal Description:

UNIT 39 AND PARKING SPACE P-39, A LIMITED COMMON ELEMENT IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

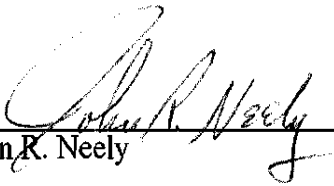
THE SOUTH 82.50 FEET OF THAT PART OF LOTS 12 TO 22 LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (HEREINAFTER REFERRED TO AS THE "PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM MADE BY GARAGE, L. L. C. AND RECORDED FEBRUARY 22, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00128664 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

GRANTEES ADDRESS		
This instrument was prepared by: Kristen Duffy Duffy Law, LLC 130 N Garland Ct #4702 Chicago, IL 60602	Send subsequent tax bills to: <u>661 W Wayman</u> <u>Unit C</u> <u>Chicago, IL 60661</u> <u>C/O Zha N Garcia</u>	Recorder-mail recorded document to: <u>661 W Wayman</u> <u>Unit C</u> <u>Chicago, IL 60661</u> <u>C/O Zha N. Garcia</u>

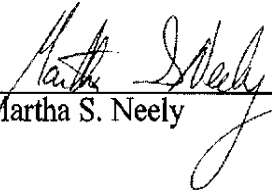
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SIGNATURE PAGE

For the Warranty Deed having the following Grantors conveying Real Estate commonly known as 661 W. Wayman St. Unit C, Chicago, IL 60661 with the following Permanent Real Estate Index Number: 17-09-308-004-1039.



John R. Neely



Martha S. Neely

State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John R. Neely and Martha S. Neely 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 his/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.

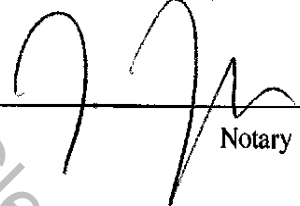
(Impress Seal Here)

Given under my hand and official seal

12/13/2021



(My Commission Expires)



Notary Public

Property of Cook County Clerk's Office

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Property of Cook County Office

REAL ESTATE TRANSFER TAX

06-Jan-2022



17-09-308-004-1039

2021101644115

1-873-569-424

COUNTY:	325.00
ILLINOIS:	650.00
TOTAL:	975.00

REAL ESTATE TRANSFER TAX

06-Jan-2022



17-09-308-004-1039

2021101644115

2-112-792-208

CHICAGO:	4,875.00
CTA:	1,950.00
TOTAL:	6,825.00 *

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