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2202110056D

Doc# 2202110056 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/21/2022 11:51 AM PG: 1 OF 3

PREPARED BY:

Ryan M. Holmes, Esq.
Clark Hill PLC
130 East Randolph Street – Suite 3900
Chicago, IL 60601-6317

RETURN TO:

Julia Bruce, Esq.
5923 North Keating Avenue
Chicago, IL 60646

SEND SUBSEQUENT TAX BILLS:

Jonathan Todd and Jillian Todd
2613 Greenview - Unit H
Chicago IL 60614

PROPERTY ADDRESS:

2613 Greenview - Unit H
Chicago IL 60614

PROPERTY INDEX NUMBER:

14-29-302-262-0000

CT 216SC043018LP

1 of 2

(This Space for Recorder's Use Only)

WARRANTY DEED

ILLINOIS

THIS WARRANTY DEED is made this 13 day of December, 2021, between **James B. Funkhouser** (the "Grantor") of Chicago, Cook County, IL 60614 and **Jonathan Todd and Jillian Todd**, husband and wife (collectively the "Grantee") having an address at 2020 North Lincoln – Unit D, Chicago, IL 60614, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY.

WITNESSETH, that the Grantor, for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, by these presents does hereby CONVEYS and WARRANTS to the Grantee, its heirs and successors forever, all the real property, together with improvements, if any, to the real estate described on **Exhibit A** attached hereto (the "Property"), subject to general real estate taxes not yet due and payable, and covenants, conditions and restrictions; easements and building lines of record (collectively, the "Permitted Exceptions").

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and

Handwritten signatures and initials

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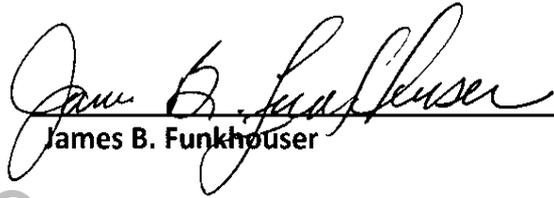
appurtenances

AND TOGETHER with all improvements on the Property and all rights, easements and interests appurtenant to the Property;

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successor and assigns, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, except for claims arising from Permitted Exceptions;

And the Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the date set forth above.

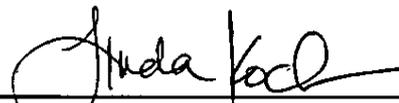

James B. Funkhouser

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James B. Funkhouser**, personally known to me to be the same persons who executed 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.

Given under my hand and official seal, this 13 day of December, 2021.




Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 22 IN EMBASSY CLUB RESUBDIVISION UNIT FOUR OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED OCTOBER 11, 1988 AS DOCUMENT 88465484 AND AS CREATED IN THE DEED FROM CASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1987 AND KNOWN AS TRUST NUMBER 112654 TO MARTIN L. GOLDSMITH AND STEPHANIE GOLDSMITH RECORDED MARCH 5, 1992 AS DOCUMENT 92143627 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-29-302-262-0000
Address of Property: 2613 Greenview - Unit H, Chicago IL 60614

REAL ESTATE TRANSFER TAX		28-Dec-2021
		COUNTY: 525.00
		ILLINOIS: 1,050.00
		TOTAL: 1,575.00
14-29-302-262-0000 20211201673195 1-936-374-416		

REAL ESTATE TRANSFER TAX		28-Dec-2021
		CHICAGO: 7,875.00
		CTA: 3,150.00
		TOTAL: 11,025.00 *
14-29-302-262-0000 20211201673195 0-702-134-928		
* Total does not include any applicable penalty or interest due.		