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WARRANTY DEED

KJM

Doc#: 2203112280 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2022 09:17 AM Pg: 1 of 2

Dec ID 20211201685397
ST/CO Stamp 0-800-063-888 ST Tax \$467.50 CO Tax \$233.75
City Stamp 1-741-145-744 City Tax: \$4,908.75

WHEN RECORDED, MAIL TO:

Nina Fields Britt
20 Logan Street
Charleston, SC 29401

SEND SUBSEQUENT TAX BILLS TO:

Nina Fields Britt
20 Logan Street
Charleston, SC 29401

GRANTOR, **John McGrath** a married man, of St. Louis, Missouri, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Nina Fields Britt**, of Chicago, Illinois, of Chicago, Illinois, all of his interest in the following described real estate in the County of Cook, in the State of Illinois:

A single woman

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 17-03-227-020-1061.



Property Address: 210 E. Pearson Street, Unit 16D, Chicago, Illinois 60611.

THIS IS NOT HOMESTEAD PROPERTY.

Subject to the following, if any: (1) General real estate taxes for the year 2021 and subsequent years; (2) public and utility easements of record; if any; (3) covenants, conditions and restrictions of record; if any; (4) Purchaser's mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 22 Day of December, 2021.

John McGrath
John McGrath

| REAL ESTATE TRANSFER TAX | | 25-Jan-2022 |
|---|-----------|-------------|
|  | COUNTY: | 233.75 |
|  | ILLINOIS: | 467.50 |
| | TOTAL: | 701.25 |
| 17-03-227-020-1061 20211201685397 0-800-063-888 | | |

STATE OF MISSOURI }
COUNTY OF St Louis City }


I, the undersigned, a Notary Public, do hereby certify that JOHN MCGRATH, personally known to me to be the same persons 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.

Given under my hand and notary seal, this 22 Day of December, 2021.

My commission expires 2/28/2025

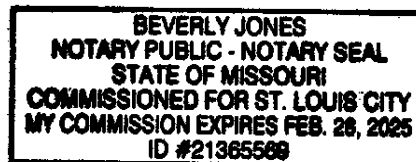
Beverly Jones
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

| REAL ESTATE TRANSFER TAX | | 05-Jan-2022 |
|---|----------|-------------|
|  | CHICAGO: | 3,506.25 |
| | CTA: | 1,402.50 |
| | TOTAL: | 4,908.75 * |

17-03-227-020-1061 | 20211201685397 | 1-741-145-744

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



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Exhibit A - Legal Description

Unit Number 16D as delineated on Survey of the following Parcel of real estate:
Lots 83 and 84 in Lake Shore Drive Addition to Chicago, a Subdivision of parts of
Blocks 14 and 20 in Canal Trustees Subdivision of the South fractional 1/4 of
Section 3, Township 39 North, Range 14 East of the Third Printout Meridian,
which Survey is attached as Exhibit "A" to Declaration recorded in the Office of
the recorder of Deeds, together as document number 20709505 with its undivided
percentage interest in the common elements, all in Cook County, Illinois.

Property of Cook County Clerk's Office