

# **UNOFFICIAL COPY**



Doc# 2204025012 Fee ≸88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2022 09:37 AM PG: 1 OF 3

WARRANTY DEED ILLINOIS STATUTORY

Chicago Title N. 6NW01707654 /

(The Above Space for Recorder's Use Only)

THE GRANTORS Allan Kaytes, a married man, of 235 W. Van Buren Street, Unit 3116, Chicago, IL 60607 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable cor.siderations in hand paid, CONVEY AND WARRANT to Joshua D. Sevier, an unmarried man and Kaleigh M. Walker, an unmarried woman of 1023 Jones Street, Omaha, Nebraska 68102, not as Tenaras in Common, but as Joint Tenants, the following described real estate situated in the County of Coo's, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL L'ESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-16-238-028 (843)

Property Address: 235 W. Van Buren Street, Unit ?116, Chicago, IL 60607

SUBJECT TO: covenants, conditions, and restrictions or record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes for not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium and all amendments; and utility easements including any easements established by or implied from the Declaration of Concominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Signature page follows.

AL ESTATE TRANSFER TA			<b>AX</b> 11-Jan-2022	
		To the same of the	COUNTY:	168.50
			ILLINOIS:	337.00
			TOTAL:	505.50
	17 16 220	029 1943	120220101687683	0-587-552-400

REAL ESTATE TRANSFER TAX		11-Jan-2022
	CHICAGO:	2,527.50
	CTA:	1,011.00
	TOTAL:	3,538.50 *

17-16-238-028-1843 20220101687683 0-118-445-712

<sup>\*</sup> Total does not include any applicable penalty or interest due.

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Dated this  $\geq 4$  day of <u>December</u>, 2021.

Allan J. Kavtes

Zurisaday Kaytes, solely for the purpose of waiving homestead

STATE OF ILLINOIS

) SS,

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Allan J. Kaytes and Zurisaday Kaytes personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, ealed and delivered in the instrument as their 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 notarial scal, this  $24^{+}$  day of December, 2021.

Notary Public

OFFICIAL SEAL

THIS INSTRUMENT PREPARED BY Karen A. Grad, Esq.

Karen A. Grad, P.C.

790 W. Frontage Road, Suite 705

Northfield, IL 60093

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Collins & Burton, Ltd.
1300 W. Belmont Avenue, Suite 405

Chicago, IL 60290

Joshua Dale Sevier Kaleigh Marie Walker 235 W. Van Buren Street, Unit 3116 Chicago, IL 60607

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### LEGAL DESCRIPTION

Order No.: 21GNW017076SK

For APN/Parcel ID(s): 17-16-238-028-1843

UNIT 3116 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65,66,67,68,69, 70,71, 72,73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS A TTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934074. AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.