

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY:

Forde & O'Meara LLP  
Lisa J. Saul, Esq.  
191 N Wacker Dr, Suite 3100  
Chicago, Illinois 60606



Doc# 2204146040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2022 10:18 AM PG: 1 OF 4

Chicago Title

105C 154 3934

## WARRANTY DEED

THIS INDENTURE is made as of this 10th day of January, 2022 by and between **James Smith and Kelley Smith, husband and wife, as tenants by the entirety**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Scott Fallon**, a \_\_\_\_\_ of the City of Chicago, State of Illinois ("Grantee")

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 17-10-112-011-1252, 17-10-112-011-1434 and 17-10-112-011-1019

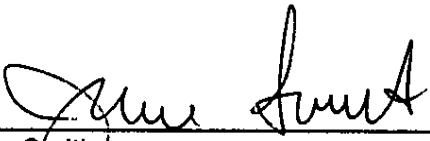
Address of Real Estate: 55 East Erie St, Unit 4804, Chicago, IL 60611


SIGNATURE PAGE FOLLOWS

S Y  
P Y  
S Y  
SC Y  
INTEK EK



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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 10th day of December, 2021.

  
\_\_\_\_\_  
James Smith

  
\_\_\_\_\_  
Kelley Smith

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		11-Jan-2022
	COUNTY:	390.00
	ILLINOIS:	780.00
	TOTAL:	1,170.00
17-10-112-011-1019   20220101692900   2-126-567-050		

REAL ESTATE TRANSFER TAX		11-Jan-2022
	CHICAGO:	5,850.00
	CTA:	2,340.00
	TOTAL:	8,190.00 *
17-10-112-011-1019   20220101692900   1-829-197-456		

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

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State of ILLINOIS )  
 ) ss  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Smith and Kelley Smith, 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, sealed and delivered this said 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.

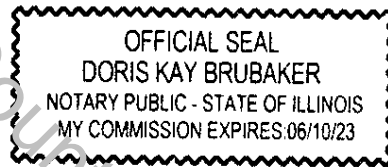
GIVEN under my hand and official seal, this 10th day of December, 2021.

Doris Kay Brubaker  
Notary Public

Commission expires:

**Send Subsequent Tax Bills To:**

S FALLON  
55 E. ERIE # 4804  
CHICAGO IL 60611



**After Recording Return To:**

KIM FREELAND  
806 N. PEORIA  
CHICAGO IL  
60642

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## LEGAL DESCRIPTION

Order No.: 21GSC254393LP

**For APN/Parcel ID(s): 17-10-112-011-1252, 17-10-112-011-1434 and 17-10-112-011-1019**

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UNIT 4804 AND PARKING SPACE UNIT P-59 AND P-241 IN THE 55 EAST ERIE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTHWEST 1/4 (EXCEPT THE SOUTH 40 FEET THEREOF) AND THE NORTHEAST % OF BLOCK 35 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2003 AS DOCUMENT NUMBER 0329719204, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office