

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

Doc#: 2211907276 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/29/2022 01:19 PM Pg: 1 of 4

Mail To:

Michael McCain and MacKenzie
Fye McCain
1425 W. Grand Ave.
Unit 4E
Chicago, IL 60642

Dec ID 20220401689264
ST/CO Stamp 0-688-847-760 ST Tax \$535.00 CO Tax \$267.50
City Stamp 0-633-513-872 City Tax: \$5,617.50

Send Subsequent Tax Bills To:

Michael McCain and MacKenzie
Fye McCain
1425 W. Grand Ave.
Unit 4E
Chicago, IL 60642

RECORDER'S STAMP

THE GRANTOR, Daniel Joseph Perron, a married man, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Michael McCain and MacKenzie Fye McCain, husband and wife, of Chicago, Illinois, as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment of 2021 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-08-131-102-1007

Property Address: 1425 W. Grand Ave., Unit 4E, Chicago, IL 60642

Chicago Title

SIGNATURE PAGE FOLLOWS

Chicago Title 22GCC023157SK 1/2NW

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Dated this 15th day of April, 2022.

[Signature]
Daniel Joseph Perron

[Signature]
Sara Walsh, solely executing to release right of
homestead

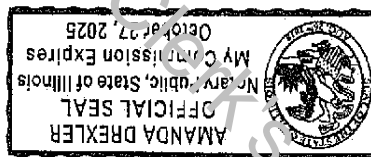
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Joseph Perron and Sara Walsh are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 15th day of April, 2022.

[Signature]
Notary Public

My Commission Expires: 10/27/2025



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

22-Apr-2022



COUNTY: 267.50
ILLINOIS: 535.00
TOTAL: 802.50

17-08-131-102-1007 | 20220401689264 | 0-688-847-760

REAL ESTATE TRANSFER TAX

27-Apr-2022



CHICAGO: 4,012.50
CTA: 1,605.00
TOTAL: 5,617.50 *

17-08-131-102-1007 | 20220401689264 | 0-633-513-872

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

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LEGAL DESCRIPTION

Order No.: 22GCO023157SK

For APN/Parcel ID(s): 17-08-131-102-1007

PARCEL 1:

UNIT 1425-4E IN THE 1425 W. GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOTS 9 AND 10 IN BLOCK 18 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOT 3 AND SUB-LOT 4 IN THE SUBDIVISION OF LOT 1 IN HAMBLETON'S SUBDIVISION OF BLOCK 1 IN ARMOUR'S SUBDIVISION IN THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF AREA E 1/2 OF R-5, ALL OF R-6, R-7 AND R-8, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AUGUST 11, 2008 AS DOCUMENT 0822410052.