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Warranty Deed

Doc#: 2215321081 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2022 09:33 AM Pg: 1 of 3

GIT

410708526 1/2

Dec ID 20220501625167
ST/CO Stamp 0-842-088-528 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-822-507-088 City Tax: \$2,887.50

THE GRANTOR, MAURICE C. SAMUELS, unmarried and not party to a civil union of 1325 E Marquette Rd., Unit 1, Chicago, IL 60637 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS to LEIA BRADFORD, ^{A/K/A Leia Lovely Bradford} ~~unmarried~~, all interest in the following described real estate situated in County of Cook, the State of Illinois, to wit:

PARCEL 1: UNIT 1325-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6600 SOUTH KENWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0709315089, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **20-23-223-045-1022**
Property Address: **1325 E Marquette Rd., Unit 1, Chicago, IL 60637**

Subject only to the following, if any: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate and hereby

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



Dated this 20 day of May, 2022

Maurice C. Samuels (Seal)
MAURICE C. SAMUELS

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT, **MAURICE C. SAMUELS**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 seal, this _____ day of _____, 2022


REAL ESTATE TRANSFER TAX		01-Jun-2022
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
20-23-223-045-1022 20220501625167 0-842-088-528		

SEE ATTACHED FOR NOTARY PUBLIC

Notary Public

This instrument was prepared by:

Christopher S Jordan
JRQ & Associates, LLC
141 W Jackson Blvd, Suite 2720
Chicago, IL 60604

REAL ESTATE TRANSFER TAX		01-Jun-2022
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *
20-23-223-045-1022 20220501625167 1-822-507-088		

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

Record and Mail To:
Leia L. Bradford
1325 E. Marquette Rd #1
Chicago, IL 60637

Send Future Tax Bills To:
Leia L. Bradford
1325 E. Marquette Rd #1
Chicago, IL 60637
Grantees Address

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Sacramento)
 On 5-20-22 before me, S. Darling, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Maurice C. Samuels
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____