

UNOFFICIAL COPY

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WARRANTY DEED

Doc#: 2216104038 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2022 07:38 AM Pg: 1 of 2

Dec ID 20220601637812
ST/CO Stamp 0-654-839-888 ST Tax \$375.00 CO Tax \$187.50
City Stamp 1-928-204-368 City Tax: \$3,937.50

THE GRANTOR(S)

(The space above for Recorder's use only)

Bryan Adams and Kelsey Mueller, husband and wife of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **Naomi Clear**, individually, of 4806 N. Magnolia Ave #303, Chicago, IL 60640, in the following described Real Estate situated in Cook County, Illinois, commonly known as 4500 North Magnolia Avenue, Unit 1S, Chicago, IL 60640, legally described as:

UNIT 4500-1 IN THE KATHADOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 108 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT FROM SAID LOT 108 SO MUCH THEREFORE, IF ANY, AS INCLUDED IN SUNNYSIDE AVENUE), WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97785292 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2021 2nd installment and subsequent years.

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



Permanent Index Number (PIN): 14-17-117-020-1001

Address(es) of Real Estate: 4500 North Magnolia Avenue, Unit 1S, Chicago, IL 60640

USI

REAL ESTATE TRANSFER TAX		08-Jun-2022
	CHICAGO:	2,812.50
	CTA:	1,125.00
	TOTAL:	3,937.50 *
14-17-117-020-1001 20220601637812 1-928-204-368		

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

REAL ESTATE TRANSFER TAX		08-Jun-2022
	COUNTY:	187.50
	ILLINOIS:	375.00
	TOTAL:	662.50
14-17-117-020-1001 20220601637812 0-654-839-888		

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Dated this 3rd day of June, 2022

Bryan Adams (SEAL) Kelsey Mueller (SEAL)
Bryan Adams Kelsey Mueller

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 Bryan Adams and Kelsey Mueller personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 3rd day of June, 2022



Maureen P. Sullivan
NOTARY PUBLIC

Commission expires 12/21/2025

This instrument was prepared by:
Scott R. Wheaton
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60181

MAIL TO:
Drost Kivlahan McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:
Naomi Clear
4500 North Magnolia Avenue, Unit 1S
Chicago, IL 60640

Or Recorder's Box No. _____