

UNOFFICIAL COPY

Doc#: 2219213587 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/11/2022 04:03 PM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20220701667367
ST/CO Stamp 0-316-258-384 ST Tax \$172.00 CO Tax \$86.00
City Stamp 0-776-190-032 City Tax: \$1,806.00

FIDELITY NATIONAL TITLE
OC22015764

Above Space for Recorder's Use Only

THE GRANTOR(S) Ian Blackburn, married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Bryan L. Flick, of 3806 W Irving Park Rd, apartment #9, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

NOT A HOMESTEAD PROPERTY



Permanent Real Estate Index Number(s): 14-06-120-006-1002

Address(es) of Real Estate: 2046 W Hood Ave Unit 2046-3A Chicago Illinois 60659



Ian Blackburn

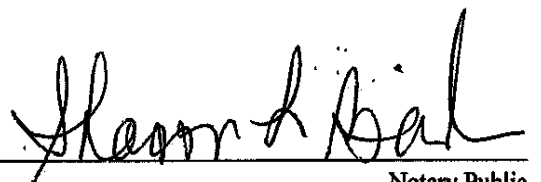
The date of this deed of conveyance is 07/01/2022.

REAL ESTATE TRANSFER TAX		01-Jul-2022
	COUNTY:	86.00
	ILLINOIS:	172.00
	TOTAL:	258.00
14-06-120-006-1002 20220701667367 0-316-258-384		


State of Illinois, County of Lake. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ian Blackburn 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 he/she/they signed, sealed and delivered the said instrument as his/her(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 06/20/2022.



Notary Public

REAL ESTATE TRANSFER TAX		01-Jul-2022
	CHICAGO:	1,290.00
	CTA:	516.00
	TOTAL:	1,806.00 *

14-06-120-006-1002 | 20220701667367 | 0-776-190-032

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

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LEGAL DESCRIPTION

For the premises commonly known as: 2046 W Hood Ave Unit 2046-3A
Chicago, Illinois 60659

Legal Description:

UNIT 2046-3A IN THE HOOD@HOYNE CONDOMINIUMS, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 27 AND 28 IN IRVING H. FLAMM AND OTHERS ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THAT PART OF THE SOUTH 60 RODS OF THE EAST 65 2/3 RODS OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER OF NORWOOD STREET (EXCEPT THE WEST 5 ACRES THEREOF AND EXCEPT THE EAST 4 ACRES THEREOF AND EXCEPT THAT PART OF SAID TRACT HERETOFORE DEDICATED FOR PUBLIC STREETS) IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED AUGUST 23, 2007 AS DOCUMENT NUMBER 0723503002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

<p>This instrument was prepared by: Annette OConnor PO BOX 9702 Naperville, IL 00000</p>	<p>Send subsequent tax bills to: Bryan Flick 2046 W Hood Ave Unit 2046-3A Chicago, Illinois 60659</p>	<p>Mail recorded document to: Bryan Flick 2046 W. HOOD, 3A Chicago IL 60659</p>
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