

UNOFFICIAL COPY

Doc# 2220918176 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/28/2022 12:23 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220701690630
ST/CO Stamp 1-424-677-968 ST Tax \$540.00 CO Tax \$270.00
City Stamp 1-922-260-048 City Tax: \$5,670.00

GIT

4107168868 \$ 10.00

THE GRANTOR, JOSHUA SHAVER and NICOLE SHAVER, a(n) Married Couple, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, CONVEYS and WARRANTS to RYAN ANTHONY FINLEY, a(n) *single man*, of *455 W Grant Pl, #15, CHICAGO, IL 60614*, all interest in the following described Real Estate situated in the City of Chicago in the State of Illinois, to wit:

See Attached Legal Description in Exhibit A

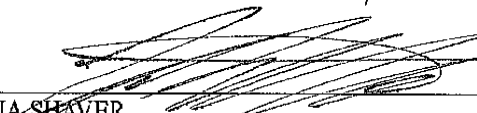
Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2021 2nd Installment and subsequent years.

Permanent Real Estate Index Number(s): 14-29-118-053-0000

Address of Real Estate: 2940 North Lakewood Ave. Unit 4, Chicago, IL 60657

Dated this 15th day of July, 2022




JOSHUA SHAVER

Dated this 15th day of July, 2022





NICOLE SHAVER

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX		27-Jul-2022
	CHICAGO:	4,050.00
	CTA:	1,620.00
	TOTAL:	5,670.00 *
14-29-116-053-0000 20220701690630 1-822-260-048		

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

REAL ESTATE TRANSFER TAX		27-Jul-2022
	COUNTY:	270.00
	ILLINOIS:	540.00
	TOTAL:	810.00
14-29-116-053-0000 20220701690630 1-424-677-968		

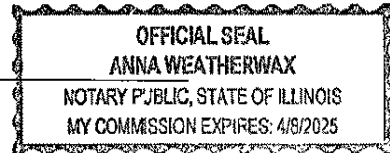
STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOSHUA SHAVER, personally known to me to be the same entity whose name JOSHUA SHAVER, subscribed to 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 15th day of July, 2022

Anna Weatherwax
(Notary Public)

4/8/25
My Commission expires:



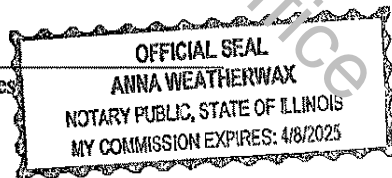
STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NICOLE SHAVER, personally known to me to be the same entity whose name NICOLE SHAVER, subscribed to 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 15th day of July, 2022

Anna Weatherwax
(Notary Public)

4/8/25
My Commission expires:



Prepared By:

Lamb Law, PC

4139 N Richmond St.
Chicago, IL 60618

After Recording, mail to:

JOHANKUMAR-KUMAR LAW, LLC
7642 W. BELMONT AVE.
CHICAGO, IL 60634

Name & Address of Taxpayer:

Ryan A. Finley
3940 N. LAKEWOOD AVE. #4
CHICAGO, IL 60657

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY COMMONLY KNOWN AS:

Common Address: 2940 North Lakewood Ave. Unit 4, Chicago, IL 60657

Legal Description:

UNIT 4: THAT PART OF LOTS 36 AND 37 IN GROSS AND COUNSELMAN'S SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 LYING NORTHEAST OF THE CENTER OF LINCOLN AVENUE OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 37; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 37, A DISTANCE OF 70.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID LOT 37, A DISTANCE OF 18.67 FEET TO A POINT; THENCE SOUTH ALONG THE CENTER LINE OF PARTY WALL, A DISTANCE OF 37.60 FEET TO A POINT; THENCE WEST ALONG THE SOUTH FACE OF THE BUILDING, A DISTANCE OF 14.62 FEET TO A POINT; THENCE NORTH ALONG THE WEST FACE OF THE BUILDING, A DISTANCE OF 8.70 FEET TO A POINT; THENCE WEST ALONG THE SOUTH FACE OF THE BUILDING, A DISTANCE OF 4.05 FEET TO A POINT; THENCE NORTH ALONG THE CENTER LINE OF PARTY WALL, A DISTANCE OF 28.90 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH AND DESCRIBED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKEWOOD LANE TOWNHOMES RECORDED AS DOCUMENT 94812062 AND GRANTED BY DEED RECORDED AS DOCUMENT NO. 94843564, IN COOK COUNTY, ILLINOIS.

CLERK'S OFFICE OF COOK COUNTY Clerk's Office