

UNOFFICIAL COPY

Doc#: 2236245129 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2022 11:32 AM Pg: 1 of 4

Warranty Deed

ILLINOIS

Dec ID 20221201615097
ST/CO Stamp 0-894-680-400 ST Tax \$280.00 CO Tax \$140.00
City Stamp 0-460-045-648 City Tax: \$3,090.86

1082

5106681

Above Space for Recorder's Use Only

THIS DEED is made as of Dec 13 ²⁰²² (date) between the GRANTOR(S) Sybil C. Stewart ^{married woman and} and
Neel A. Stewart * of Chicago, Illinois and the GRANTEE'S Carolyn Wooten and Jeffrey Harris Jr ^{unmarried man}
wife of Chicago, Cook County, Illinois for and in consideration of the sum of \$10 DOLLARS and other good and
valuable consideration in hand paid by Grantees, the receipt of which is hereby acknowledged, does GRANT,
SELL, and CONVEY to the Grantee's ^{not as tenants in common but as tenants by the entirety the following}
described Real Estate situated in Cook County, Illinois, to Wit: ^{* Unmarried Woman}
* Unmarried Woman


SEE EXHIBIT A FOR LEGAL DESCRIPTION, ATTACHED HERE TO AND MADE A PART HERE OF.

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.



Permanent Real Estate Index Number(s): 17 34 102 051 1074

Address(es) of Real Estate: 3120 S Indiana Ave, Unit 405, Chicago, IL 60616

REAL ESTATE TRANSFER TAX		27-Dec-2022
	CHICAGO:	2,100.00
	CTA:	840.00
	TOTAL:	2,940.00 *

17-34-102-051-1074 | 20221201615097 | 0-460-045-648

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

REAL ESTATE TRANSFER TAX		27-Dec-2022
	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00

17-34-102-051-1074 | 20221201615097 | 0-894-680-400

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In witness whereof, said Grantor has caused its name to be signed to this Warranty Deed the day and year first above written.

Sybil C. Stewart
Sybil C. Stewart, Seller



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 Sybil C. Stewart 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/(ne)r 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 13 / Dec /2022.

Anis Z. Rangoonwala
Notary Public
My commission expires 04.05.2023

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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In witness whereof, said Grantor has caused its name to be signed to this Warranty Deed the day and year first above written.

Noel A. Stewart Banker
Noel A Stewart, Seller



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 Noel A. Stewart 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 13 / Dec. /2022.

Anis Z. Rangoonwala

Notary Public

My commission expires 04.05.2023

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A LEGAL DESCRIPTION

For the premises commonly known as: 3120 S. Indiana, unit 405 Chicago, IL 60616
PIN: 17 34 102 051 1074

Legal Description:

Parcel 1: Unit No(s). 405 in the Michigan Indiana Place Condominium (as hereinafter described), together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(A) The Leasehold Estate (said leasehold estate being defined in paragraph (H) of the Conditions and Stipulations of the policy), created by the instrument herein referred to as the lease, executed by: Illinois Institute of Technology, an Illinois not-for-profit Corporation, as Lessor, and Michigan Place LLC, an Illinois limited liability company, as Lessee, dated December 7, 1999, which lease was recorded February 29, 2000 as Document 00147967, and assignment thereof which lease demises the land (as hereinafter described) for a term of years ending December 31, 2098 (Except the building and improvements located on the land); and

(B) Ownership of the buildings and improvements located on the following described land: Certain parts of Block 1 in Charles Walker's Subdivision of that part North of the South 60 acres of the West 1/2 of the Northwest 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document number 0010205852, as amended from time to time, all in Cook County, Illinois.

Parcel 2: The Exclusive right to use of P-70, limited common elements as delineated on the survey attached to the Declaration aforesaid.

<p>This instrument was prepared by: Patrick Casey 2107 W Belle Plaine Ave Chicago 60618</p>	<p>Send subsequent tax bills to: <i>Same</i></p>	<p>Mail recorded document to: <i>Cardyn Wooten 3120 S. Indiana Ave Unit 405 Chicago, IL 60616</i></p>
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