

UNOFFICIAL COPY

Doc#: 2303755175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2023 01:21 PM Pg: 1 of 4

WARRANTY DEED

Return To: Mary Barrett Kirby
4669 N. Manor Avenue
Chicago, IL 60625

Dec ID 20230101638692
ST/CO Stamp 1-040-406-352 ST Tax \$195.00 CO Tax \$97.50
City Stamp 1-577-277-264 City Tax: \$2,047.50

Tax Bill To & Grantees' Address:

Marcus Simmons
Dru Cochran
655 W. Irving Park Road
#1006
Chicago, IL 60613

The Grantor, Robert J. Smith, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN -----and/no DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

Marcus Simmons and Dru Cochran, a married couple, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY

per 655 Irving Park Chicago IL
the following described Real Estate situated in the County of Cook, State of Illinois to wit:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF.

Known As: 655 W. Irving Park Road, #1006, Chicago, Illinois 60613

PIN: 14-21-101-054- 1125

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing, terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs.

Fidelity National Title OC23000072

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

On this 31st day of Jan, 2023.

Robert J. Smith
Robert J. Smith

This Document Prepared by: Matthew J. Claes, Claes & Claes, Ltd., 2626 83rd Street, Darien, IL 60561

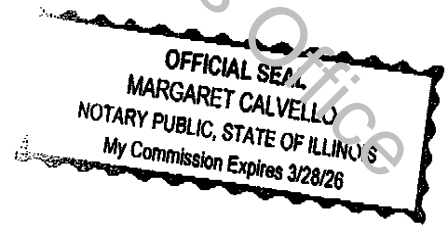
STATE OF Illinois)
COUNTY OF DeKalb)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert J. Smith, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notary seal, this 31st day of Jan, 2023.

Margaret Calvello
Notary Public
My commission expires _____

(seal)



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LEGAL DESCRIPTION RIDER

For the premises commonly known as: 655 W Irving Park Rd Apt 1006

Chicago Illinois 60613

Permanent Index Number(s): 14-21-101-054-1125

Legal Description:

UNIT(S) 1006 PARK PLACE TOWER I, A CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0011020878, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

06-Feb-2023



COUNTY:	97.50
ILLINOIS:	195.00
TOTAL:	292.50

14-21-101-054-1125

| 20230101638692 | 1-040-406-352

REAL ESTATE TRANSFER TAX

06-Feb-2023



CHICAGO:	1,462.50
CTA:	585.00
TOTAL:	2,047.50 *

14-21-101-054-1125 | 20230101638692 | 1-577-277-264

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

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