



Doc# 2305916022 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/28/2023 02:57 PM PG: 1 OF 3

Warranty Deed

ILLINOIS

Chicago Title

2305916022

Above Space for Recorder's Use Only

THE GRANTOR, Joel W. Townsend, III, an unmarried man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ~~Scott Richter and Emily Richter~~, a single woman AND SCOTT RICHTER - A MARRIED MAN, 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 real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

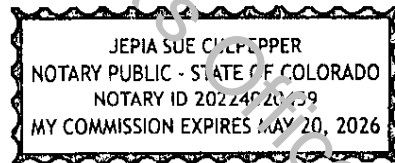
Permanent Real Estate Index Number: 14-32-400-072-1006

** AS joint tenants with RIGHT OF SURVIVORSHIP

Address of Real Estate: 1961 N. Fremont Street, Unit 3R, Chicago, IL 60614

The date of this deed of conveyance is 7 day of February, 2023.

Joel W. Townsend, III



State of Colorado, County of Jefferson ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joel W. Townsend, III, 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 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.

State of Colorado
County of Jefferson

(Impress Seal Here)

(My Commission Expires May 20, 2026)

Given under my hand and official seal.

Dated: February 7, 2023

Notary Public


LEGAL DESCRIPTION



UNOFFICIAL COPY

For the premises commonly known as 1961 N. Fremont Street, Unit 3R, Chicago, IL 60614.

See attached.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		22-Feb-2023
	CHICAGO:	2,850.00
	CTA:	1,140.00
	TOTAL:	3,990.00 *
14-32-409-072-1006 20230201651482 0-275-226-448		
* Total does not include any applicable penalty or interest due.		

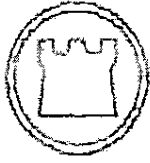
REAL ESTATE TRANSFER TAX		11-Feb-2023
	COUNTY:	190.00
	ILLINOIS:	380.00
	TOTAL:	570.00
14-32-409-072-1006 20230201651482 1-479-520-080		

This instrument was prepared by:
 Ivan Puljic
 Law Offices of Ivan Puljic, Ltd.
 10 S. LaSalle St. Suite 2920
 Chicago, IL, 60603

Send subsequent tax bills to:
 Emily Richter
 1961 N. Fremont St.
 Unit 3R
 Chicago, IL 60614

Recorder-mail recorded document to:
 Emily Richter
 1961 N. Fremont St.
 Unit 3R
 Chicago, IL 60614

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GSC596460LP

For APN/Parcel ID(s): 14-32-409-072-1006

PARCEL 1:

UNIT 1961-3R IN THE FREMONT LANE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN JOHNSTON'S RESUBDIVISION OF LOTS 25, 26 AND 27 IN SUB-BLOCK 7 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 02, 2005 AS DOCUMENT NUMBER 0506118038, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-3R, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0506118038, IN COOK COUNTY, ILLINOIS.