

UNOFFICIAL COPY

1024822 W63
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Doc#: 2309519055 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2023 12:20 PM Pg: 1 of 2

Dec ID 20230301679696
ST/CO Stamp 1-507-760-336 ST Tax \$280.00 CO Tax \$140.00
City Stamp 1-962-383-568 City Tax: \$2,940.00

WARRANTY DEED

THE GRANTOR, **Georgina Menyah**, non-married individual, for and in consideration of TEN & 00/100THS DOLLARS, plus other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:

Amma A Nantwi of Single woman the following described Real Estate located in the **COUNTY OF COOK, STATE OF ILLINOIS**, to wit:

PARCEL 1: UNIT 3W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 421-23 EAST 45TH STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0412631030, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General Real Estate Taxes for 2022 and subsequent years, and covenants and restrictions of record, hereby releasing and waiving all rights under, and by virtue of, the Homestead Exception Laws of the State of Illinois;

TO HAVE AND TO HOLD said interest forever.

PERMANENT REAL ESTATE NUMBER: 20-03-414-037-1006

PROPERTY ADDRESS: 421 E. 45th St. Unit 3W, Chicago, Illinois 60653



Georgina Menyah

03/21/23


Date

STATE OF ILLINOIS, COUNTY OF COOK. SS. I, the undersigned a Notary Public in and for said County, in the State aforesaid, do certify that Georgina Menyah is personally known to me to be the same persons who subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and Sworn to Before Me
This 21 Day of March, 2023

MAIL TO:
Amma Nantwi
421 E 45th St, #3W
Chicago, IL 60653

SEND TAX BILLS TO:
Amma Nantwi
421 E 45th St, #3W
Chicago, IL 60653



NOTARY PUBLIC
MARCUS JACKSON
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 26, 2025


This deed prepared by: Zeno Law Office, P.C. 401 S. LaSalle St. Suite 801-P Chicago, IL 60605 (312) 281-0394

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Pin: 20-03-414-037-1006

REAL ESTATE TRANSFER TAX		30-Mar-2023
	CHICAGO:	2,100.00
	CTA:	840.00
	TOTAL:	2,940.00 *

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

REAL ESTATE TRANSFER TAX		30-Mar-2023
	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00

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