

UNOFFICIAL COPY



WARRANTY DEED  
Statutory (Illinois)

Doc# 2315010004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/30/2023 10:04 AM PG: 1 OF 3

Mail to:

Kory Klicker and Meagan  
1448 W Roscoe Spohr  
#3W  
Chicago, IL 60657

Name & address of taxpayer:

Kory Klicker and Meagan Spohr  
1448 W. Roscoe #3W  
Chicago, IL 60657

THE GRANTOR(S) Richard Reynolds, married to Nicola Reynolds of the City of Snohomish, County of Snohomish, and State of Washington, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Kory Klicker and Meagan Spohr, unmarried, as joint tenants of # Chicago, IL (address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: # with the right of SURVIVORSHIP

PARCEL 1:

1448-3W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ROSCOE VIEW EAST CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0813616012, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE, S-15 LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0813616012.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

This property is not homestead as to the grantor.  
TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s) 14-20-310-037-1015  
Property address: 1448 W. Roscoe #3W, Chicago, IL 60657  
DATED this 11 day of MAY, 20 23.

R Reynolds

Richard Reynolds

236541650764P

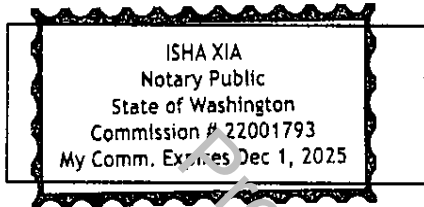
14/2 SP

Chicago Title

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## WARRANTY DEED Statutory (Illinois)

State of Washington County of King ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Reynolds



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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 11 day of May, 2023.

Commission expires Dec 1, 2025 *Isha Xia*

Recorder's Office Box No.

**NAME AND ADDRESS OF PREPARER:**  
Thomas Magarian  
The Law Offices of Thomas Magarian PC  
2623 W. Winnemac Ave, Suite 100  
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		26-May-2023
COUNTY:	ILLINOIS:	170.00
TOTAL:		340.00
14-20-310-037-1015		510.00
20230501624437		0-966-322-896

REAL ESTATE TRANSFER TAX		26-May-2023
CHICAGO:	CTA:	2,550.00
TOTAL:		1,020.00
14-20-310-037-1015		3,570.00
20230501624437		1-771-629-264
Total does not include any applicable penalty or interest due.		

8

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## AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Nancy Wasily, being duly sworn, state that I have access to the copies of the attached  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

WARRANTY DEED  
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

RICHARD REYNOLDS  
(print name(s) of executor/grantor)

GARY KLICKER + MEAGAN SPORR  
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company Agent, Attorney, etc.)

TITLE COMPANY  
(print your relationship to the document(s) on the above line)

### OATH REGARDING ORIGINAL

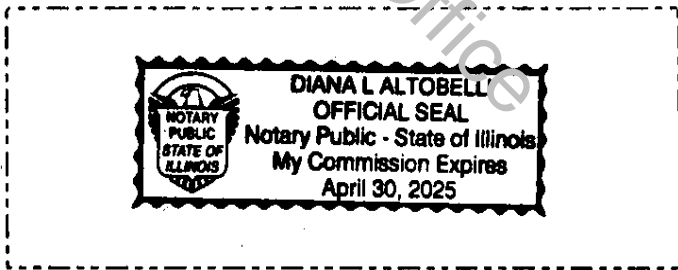
I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature]  
Affiant's Signature Above

5-23-2023  
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

5-23-2023  
Date Document Subscribed & Sworn Before Me  
[Signature]  
Signature of Notary Public



**SPECIAL NOTE:** This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverage page. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.