

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY

410755526 1/2  
GIT

Doc#: 2317213091 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/21/2023 10:56 AM Pg: 1 of 2

Dec ID 20230601649285  
ST/CO Stamp 1-134-356-176 ST Tax \$795.00 CO Tax \$397.50  
City Stamp 0-129-689-296 City Tax: \$8,347.50

THE GRANTORS, JUSTIN WESTCOTT, SINGLE of the COUNTY OF COOK, STATE OF ILLINOIS, for and consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT TO:

single person  
RYAN HULSHOF of Chicago, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNITS 3606-4L, 3606-4K AND 3608-4M TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PINE GROVE COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25506669, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3606-3608 North Pine Grove Avenue, Unit 4KLM, Chicago, IL 60613

Permanent Real Estate Index Number(s) 14-21-109-017-1040 and 14-21-109-017-1044  
and 14-21-109-017-1048

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Granter hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX 16-Jun-2023



COUNTY:	397.50
ILLINOIS:	795.00
TOTAL:	1,192.50

14-21-109-017-1040 | 20230601649285 | 1-134-356-176

REAL ESTATE TRANSFER TAX 16-Jun-2023



CHICAGO:	5,962.50
CTA:	2,385.00
TOTAL:	8,347.50 *

14-21-109-017-1040 | 20230601649285 | 0-129-689-296

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

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IN WITNESS WHEREOF, Grantor(s), has hereunto set hand and seal the day and year first above written. Dated This 5<sup>th</sup> Day of June, 2023

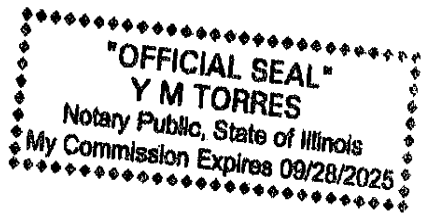
*Justin Westcott*  
JUSTIN WESTCOTT

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, **JUSTIN WESTCOTT** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of June, 2023

Commission expires \_\_\_\_\_



*Y M TORRES*  
NOTARY PUBLIC

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Ryan Hulshof  
3606 - 3608 N. Pine Grove Ave  
Unit 4KLM  
Chicago, IL 60613

Ryan Hulshof  
3606-3608 North Pine Grove Avenue  
Unit 4KLM  
Chicago, IL 60613