

# UNOFFICIAL COPY

BU23066165 1042

Doc#: 2322640144 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/14/2023 03:11 PM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20230701676289  
ST/CO Stamp 0-414-218-704 ST Tax \$625.00 CO Tax \$312.50  
City Stamp 1-310-505-424 City Tax: \$6,562.50

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR James J. Sanders, a Single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Chastity Blackwell, as Trustee of the Chastity Blackwell Revocable Trust, of 4440 Beacon St #2 Chicago IL 60640, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*U/A/D July 11, 2023*

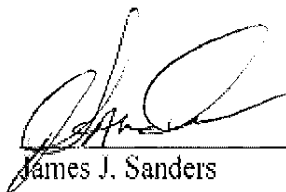
### SEE ATTACHED LEGAL DESCRIPTION


Permanent Index Number(s): 14-17-115-039-1003  
Property Address: 4506 North Beacon Street Unit 3, Chicago, IL 60640

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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



Dated this 20 day of July, 2023.

 (Seal)  
James J. Sanders

REAL ESTATE TRANSFER TAX	11-Aug-2023
 CHICAGO:	4,687.50
CTA:	1,875.00
<b>TOTAL:</b>	<b>6,562.50 *</b>

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Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	11-Aug-2023
 COUNTY:	312.50
 ILLINOIS:	625.00
<b>TOTAL:</b>	<b>937.50</b>

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BW23066165

## Exhibit A

UNIT #3 IN THE JOAN CONDOMINIUMS ON LOT TWO HUNDRED FIFTY ONE (251) (EXCEPT THE SOUTH TEN (10) FEET THEREOF) IN THE RESUBDIVISION OF LOTS TWO HUNDRED FORTY NINE (249), TWO HUNDRED FIFTY (250) AND TWO HUNDRED AND FIFTY ONE (251) IN SHERIDAN DRIVE SUBDIVISION BEING A SUBDIVISION OF THE NORTH THREE QUARTERS (3/4) OF THE EAST HALF (1/2) OF THE NORTH WEST QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF THE WEST HALF (1/2) OF SAID NORTH WEST QUARTER (1/4) SECTION WHICH LIES NORTH OF THE SOUTH EIGHT HUNDRED (800) FEET THEREOF AND EAST OF GREEN BAY ROAD IN COOK COUNTY, ILLINOIS, WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM AND RECORDED AS DOCUMENT NUMBER 1229639107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-17-115-039-1003

For Informational Purposes only: 4506 North Beacon Street, Unit 3, Chicago, IL 60640

Property of Cook County Clerk's Office