

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2412320122 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/2/2024 10:32 AM Pg: 1 of 3

Dec ID 20240301653280

ST/Co Stamp 1-391-339-824 ST Tax \$650.00 CO Tax \$325.00

City Stamp 1-421-920-560 City Tax \$6,825.00

Above Space for Recorder's Use Only

THE GRANTOR(s) ^{Husband + Wife} GARON PATTERSON and KELLY PATTERSON, FORMERLY KNOWN AS KELLY HUNTER, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to AMANDA HARPRECHT AND ZACHARY BEQUETTE of Illinois, 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 hereto 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 taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-19-133-047-1006 (UNIT)
14-19-133-047-1009 (P3)

Address(es) of Real Estate:
3201 N WOLCOTT AVE #4B
CHICAGO, IL 60657-2076

** as joint tenants with right of survivorship*

The date of this deed of conveyance is 4/26/2024


GARON PATTERSON


KELLY PATTERSON, FORMERLY KNOWN AS KELLY HUNTER

State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Garon Patterson 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

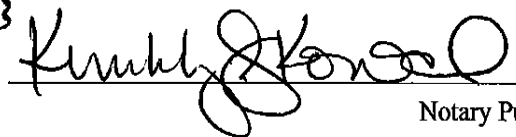
** Kelly Patterson fka Kelly Hunt*



(Impress Seal Here)

Given under my hand and official seal 4/26/2024

(My Commission Expires) 3/1/2027



Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 3201 N WOLCOTT AVE #4B, CHICAGO, IL 60657-2076

Legal Description:

PARCEL ONE: UNIT 4-B AND PARKING SPACE P-3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ANTIQUE ROW CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED APRIL 23, 2002 AS DOCUMENT NO. 0020463414, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL TWO: EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENT, COVENANTS AND RESTRICTIONS TO ANTIQUE ROW CONDOMINIUM ASSOCIATION RECORDED APRIL 23, 2002 AS DOCUMENT NO. 0020463414, IN COOK COUNTY, ILLINOIS, THE PERPETUAL AND EXCLUSIVE RIGHT TO USE THOSE LIMITED COMMON ELEMENTS ASSIGNED TO SAID UNIT, BEING KNOWN AS STORAGE SPACE 6 AND ROOFTOP DECK B

GRANTEES ADDRESS

<p>This instrument was prepared by:</p> <p>Mark Edison Law Office Mark E. Edison PC 1415 W. 22nd Street Tower Floor Oak Brook, IL 60523</p>	<p>Send subsequent tax bills to:</p> <p>Zachary Bequette 3201 North Wolcott Unit 4B Chgo IL 60657</p>	<p>Recorder-mail recorded document to:</p> <p>Eileen Kelly 1530 West Fullerton Chgo IL 60614</p>
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UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

30-Apr-2024

		COUNTY:	325.00
		ILLINOIS:	650.00
		TOTAL:	975.00
14-19-433-047-1006		20240301653280	1-391-339-824

REAL ESTATE TRANSFER TAX

30-Apr-2024

	CHICAGO:	4,875.00
	CTA:	1,950.00
	TOTAL:	6,825.00 *
14-19-433-047-1006		20240301653280 1-421-920-560

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

Property of Cook County Clerk's Office