

# UNOFFICIAL COPY

## WARRANTY DEED

### Individual

GRANTEE'S ADDRESS

### MAIL TAX BILL TO:

Jennifer P. Higgins-Spiers  
5555 S. Everett Ave., Unit C8  
Chicago, Illinois 60637

Doc#: 2412724379 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/6/2024 1:50 PM Pg: 1 of 4

Dec ID 20240401686545

ST/Co Stamp 1-861-937-456 ST Tax \$275.00 CO Tax \$137.50

City Stamp 0-788-195-632 City Tax \$2,887.50

### MAIL RECORDED DEED TO:

~~Julie Galassini~~

Jennifer P. Higgins-Spiers  
5555 S. Everett Ave Unit C8  
Chicago, Illinois 60637

THE GRANTORS, MICHAEL WOODS\* AND THURMAN SMITH, husband and wife, of 5555 S. Everett Ave., Unit C8, Chicago, Illinois 60637, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to JENNIFER P. HIGGINS-SPIERS AND JOHN H. SPIERS, III, husband and wife as tenants by the entirety, of 1870 Beacon St #5 Brookline, MA 02445 all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

### SEE ATTACHED EXHIBIT A

Permanent Index Number: 20-13-103-014-1025

Property Address: 5555 S. Everett Ave., Unit C8, Chicago, Illinois 60637

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

XAKA Michael Helen Woods

OC 24064927  
FIDELITY NATIONAL TITLE

1/2

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DATED this 19<sup>th</sup> day of APRIL, 2024

Michael Woods  
MICHAEL WOODS AKA Michael  
Helen Woods

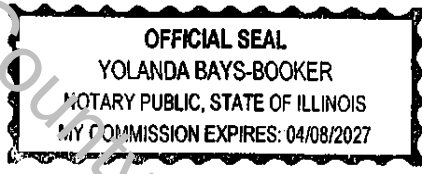
Thurman Smith  
THURMAN SMITH

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MICHAEL WOODS AND THURMAN SMITH**, personally known to me to be the same persons whose names 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 their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 19<sup>th</sup> day of April 2024

Yolanda Bays-Booker  
Notary Public



PREPARED BY:  
Berardi and Associates, LLC  
Attorney Andrew D. Costa  
14919 Founders Crossing  
Homer Glen, Illinois 60491

Notary Public, State of Illinois  
Clerk's Office

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## EXHIBIT A

**Order No.:** OC24004927

**For APN/Parcel ID(s):** 20-13-103-014-1025

**For Tax Map ID(s):** 20-13-103-014-1025

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UNIT NUMBER 'C'-8, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THE WEST 160 FEET OF THE SOUTH 148 FEET 4 INCHES (EXCEPT THE WEST 71 FEET OF THE NORTH 4 FEET 4 INCHES OF THE SAID SOUTH 148 FEET 4 INCHES) OF THAT PART OF BLOCK 3 IN THE EAST END SUBDIVISION OF SECTIONS 12 AND 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF EVERETT AVENUE AS WIDENED; ALSO THE SOUTH 35 FEET OF THE EAST 6 INCHES OF THE WEST 160 FEET 6 INCHES OF THE SOUTH 148 FEET 4 INCHES (EXCEPT THE WEST 71 FEET OF THE NORTH 4 FEET 4 INCHES OF SAID SOUTH 148 FEET 4 INCHES) OF THAT PART OF LOT 3 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 22, 1967 KNOWN AS TRUST NUMBER 24691, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20616365; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

02-May-2024



|                  |        |
|------------------|--------|
| <b>COUNTY:</b>   | 137.50 |
| <b>ILLINOIS:</b> | 275.00 |
| <b>TOTAL:</b>    | 412.50 |

20-13-103-014-1025

| 20240401686545 | 1-861-937-456

**REAL ESTATE TRANSFER TAX**

02-May-2024



|                 |            |
|-----------------|------------|
| <b>CHICAGO:</b> | 2,062.50   |
| <b>CTA:</b>     | 825.00     |
| <b>TOTAL:</b>   | 2,887.50 * |

20-13-103-014-1025 | 20240401686545 | 0-788-195-632

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

Property of Cook County Clerk's Office