

# UNOFFICIAL COPY

Doc#: 1720946212 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/28/2017 01:19 PM Pg: 1 of 3

Dec ID 20170701694708  
ST/CO Stamp 0-155-229-632 ST Tax \$345.00 CO Tax \$172.50  
City Stamp 1-900-060-096 City Tax: \$3,622.50



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

17010993LP AV 1 of 2

Chicago Title

THE GRANTOR, Nancy Schiavone, as Trustee of the Nancy Schiavone Revocable Trust dated November 1, 1999, of 2507 North Campbell Avenue, Chicago, Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto Leif Olsen, a married man, of 2150 Pinehurst Dr., Chanhassen, Minnesota, (the "Grantee"), all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1:**

UNIT 3A AND PARKING SPACE UNIT OPU-2, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE LCE-20 IN THE BRIXTON LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE BRIXTON LOFTS CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22, 23, 24, 25 AND 26 IN BUNKER'S SUBDIVISION IN BLOCK 43 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 30, 2006 AS DOCUMENT NUMBER 0618134140, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JUNE 30, 2006 AS DOCUMENT

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NUMBER 0618134139 FOR STRUCTURAL SUPPORT, MAINTENANCE, AND INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN.


**SUBJECT TO:** general real estate taxes not due and payable at the time of closing; the condominium declaration; covenants, conditions, restrictions and easements ("CCREs") of record approved by Grantee, which approval shall not be unreasonably withheld provided CCREs are not currently violated and do not impair Grantee's use of the Property as a condominium residence; public and utility easements affecting the common elements; and acts done by or suffered through Grantee;

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

PIN: 17-08-436-026-1001  
17-05-436-018-0031 MS

COMMON ADDRESS: 106 North Aberdeen<sup>Sr.</sup>, Unit 3A, Chicago, Illinois 60607

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 26<sup>TH</sup> day of July, 2017.



Nancy Schiavone, as Trustee of the Nancy Schiavone Revocable Trust dated November 1, 1999

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STATE OF ILLINOIS            )  
   ) SS.  
 COUNTY OF COOK             )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nancy Schiavone, as Trustee of the Nancy Schiavone Revocable Trust dated November 1, 1999, is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 26<sup>th</sup> day of July, 2017.

*Kristine E. Kelly* (Notary Public)




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**Prepared By:** Nancy Schiavone  
 3656 West Fullerton Avenue, First Floor  
 Chicago, Illinois 60647

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**Mail To:**  
 Stephen K. Norgaard, Esq.  
 493 Duane Street, Suite 400  
 Glen Ellyn, Illinois 60137

**Name & Address of Taxpayer:**  
 Leif Olsen  
 106 North Aberdeen<sup>St</sup>, Unit 3A  
 Chicago, Illinois 60607

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