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**Warranty Deed
Statutory (ILLINOIS)**

Doc#: 1803318009 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/02/2018 10:04 AM Pg: 1 of 3

Dec ID 20180201694464
ST/CO Stamp 2-068-003-360 ST Tax \$245.00 CO Tax \$122.50
City Stamp 1-531-132-448 City Tax: \$2,572.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Ronald S. Tyda and Robin M. Tyda, husband and wife,

of Plainfield, IL for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS and WARRANTS** to

**Christopher S. Kimpel, an unmarried man, and Andrea N. Baker, an unmarried woman, as Joint Tenants,
221 E. Cullerton Street, Unit 711, Chicago, IL 60618**

TO HAVE AND TO HOLD SAID PREMISES forever the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 711 AND PARKING SPACE 11 IN THE PRAIRIE AVENUE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: ALL OF LOTS 5, 8 AND 9 AND THAT PART OF LOT 12 LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID LOT 12 THAT IS 174.65 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 5 TO A POINT IN THE WEST LINE OF SAID LOT 12 THAT IS 174.34 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 5, (EXCEPT THE SOUTH 12 FEET THEREOF), ALL IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 17 TO 22, BOTH INCLUSIVE, IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING ABOVE THAT CERTAIN HORIZONTAL PLANE LOCATED 103.00 FEET ABOVE CHICAGO DATUM), WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011008039 RECORDED OCTOBER 29, 2001; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** Covenants, easements and restrictions of record and general taxes for 2017 and subsequent years. Grantor covenant as follows: That the premises are free from all encumbrances made by Grantor; and Grantor will warrant and defend the property hereby conveyed against all lawful claims and demands of all persons claiming by, through, or under Grantors, but against no other person;

Permanent Index Number (PIN): **17-22-314-033-1083 & 17-22-314-033-1101**

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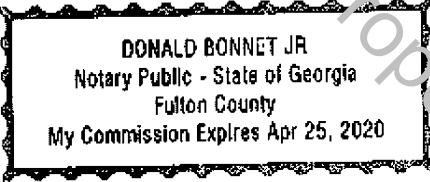
Address(es) of Real Estate: **221 E. Cullerton Street, Unit 711, Chicago, IL 60616**

Dated this 31st day of January, 2018

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

<u>Ronald S. Tyda</u> (SEAL)	<u>Robin M. Tyda</u> (SEAL)
<u>Ronald S. Tyda</u>	<u>Robin M. Tyda</u>

State of Illinois, County of Fulton ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald S. Tyda personally known to me to be the same person(s) whose name(s) 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.



Given under my hand and official seal, this 31st day of January, 2018.

Commission expires 04/25/2020

[Signature]
NOTARY PUBLIC

This instrument was prepared by: Wesley C. Zaba, Hulteny & Zaba, LLC, 200 E. Chicago Avenue, Suite 200, Westmont, IL 60559

MAIL TO:
Peter L. Marx, Attorney at Law
7104 West Addison
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:
Christopher S. Kimpel and Andrea N. Bakor
221 E. Cullerton Street, Unit 711
Chicago, IL, 606160402

OR
Recorder's Office Box No. _____

Zaba

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State of Illinois, County of DeKalb ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robin M. Tyda personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 31st day of January 2018

Commission expires 3/16/19

[Signature]
NOTARY PUBLIC



Property of [Redacted] County Clerk's Office