

# UNOFFICIAL COPY

Doc#: 1812255103 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2018 11:03 AM Pg: 1 of 3

Dec ID 20180401657314  
ST/CO Stamp 1-329-440-032 ST Tax \$697.50 CO Tax \$348.75  
City Stamp 0-255-698-208 City Tax: \$7,323.75

Chicago Title - Lnd  
18ST01819NA  
(1062) Rm

## WARRANTY DEED ILLINOIS STATUTORY

(Tenants by the Entirety)

THE GRANTORS, CHASE B. HOWLAND AND SARA HOWLAND, husband and wife and currently residing at 1220 W. Melrose, Chicago, Illinois 60657, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE(S), ANGELA BERTOLO AND ANTHONY BROADHURST, wife and husband and currently residing at 71 W. Hubbard Street, Unit 3402, Chicago, Illinois 60654, not as tenants in common, nor as joint tenants but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See legal description attached hereto as "Exhibit A" and incorporated herein by this reference.*

SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; Association Declaration, Bylaws and Rules and Regulations; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing.

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

TO HAVE AND TO HOLD said premises not as tenants in common nor as joint tenants but as tenants by the entirety, forever.

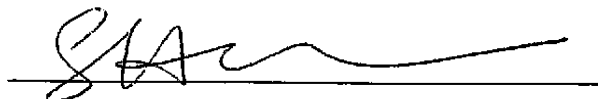
Permanent Real Estate Index Number(s): 17-17-211-045-1004

Address(es) of Real Estate: 1043 W. Monroe St., Unit 4, Chicago, Illinois 60607

Dated: APRIL 26, 2018



CHASE B. HOWLAND



SARA HOWLAND

*[Notarization page attached hereto]*

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STATE OF ILLINOIS, COUNTY OF COOK

SS.

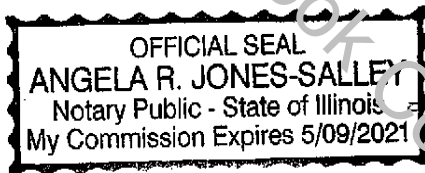
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHASE B. HOWLAND, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 APRIL, 20 18.

Angela R. Jones-Salley (Notary Public)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SARA HOWLAND, 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 he signed, sealed and delivered the said instrument as his 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 APRIL, 20 18.



Angela R. Jones-Salley (Notary Public)

**Prepared by:**  
Jeffrey D. Woods, Esq.  
1447 W. Henderson #1  
Chicago, Illinois 60657

**Mall to:**  
Adani Herman  
Clu Benjamin Gussin Assoc.  
801 State Blvd, Ste 100  
Northbrook, IL 60062

**Name and Address of Taxpayer:**  
Angela Bertolo and Anthony Broadhurst  
1043 W. Monroe Street Unit 4,  
Chicago, Illinois 60607

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: UNIT 4 IN 1043 WEST MONROE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 116.67 FEET OF LOTS 6 AND 7, TAKEN AS A SINGLE TRACT, IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING FROM SAID TRACT THE SOUTH 12.00 FEET THEREOF AND ALSO EXCEPTING FROM SAID TRACT THE EAST 106.60 FEET THEREOF; AND LOTS 6 AND 7, TAKEN AS A SINGLE TRACT, IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE SOUTH 12.00 FEET OF SAID TRACT AND ALSO EXCEPTING THE NORTH 116.67 FEET OF SAID TRACT AND ALSO EXCEPTING THE EAST 106.56 FEET OF SAID TRACT; AND THE NORTH 116.67 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE WEST 100.58 FEET THEREOF; AND LOT 2 IN AFORESAID ASSESSOR'S DIVISION OF BLOCK 13 EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF AND ALSO EXCEPTING THE SOUTH 12.00 FEET OF SAID LOT 2 AND ALSO EXCEPTING THE WEST 106.56 FEET OF SAID LOT 2.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617245068 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0617245068.

#### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109.