

UNOFFICIAL COPY

Doc#: 1822006044 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2018 10:08 AM Pg: 1 of 2

1/2 180310200156
WARRANTY DEED
Individual to Individual

Dec ID 20180801645538
ST/CO Stamp 1-247-598-368 ST Tax \$710.00 CO Tax \$355.00
City Stamp 1-024-292-640 City Tax: \$7,455.00

THE GRANTORS, Matthew Kestian and Rebecca Kestian, husband and wife,

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and No 100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY and WARRANT to:

Ryan Patrick Heaney, as to an undivided 75% interest and Peironnet Block, as to an undivided 25% interest,

not as Tenants in Common, but as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

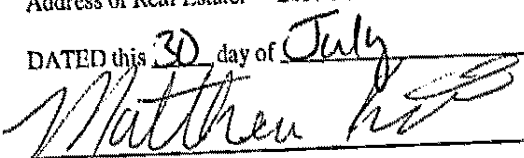
SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions, and restrictions of record; building lines and easements.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises, not as tenants in common but as joint tenants, forever.

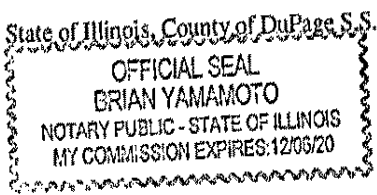
Permanent Index Numbers: 14-29-301-103-1006

Address of Real Estate: 2657 N. Bosworth, Unit 3N, Chicago, IL 60614

DATED this 30 day of July, 2018.


Matthew Kestian (Seal)


Rebecca Kestian (Seal)



I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that Matthew Kestian and Rebecca Kestian, known to me to be the same persons whose name 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 official seal, this 30 day of July, 2018.


NOTARY PUBLIC

This instrument was prepared by the Law Office of Thomas J. Alore, 1730 Park Street, Suite 120, Naperville, IL 60563

SEND TAX BILL TO: Ryan Patrick Heaney and Peironnet Block, 2657 N. Bosworth, Unit 3N, Chicago, IL 60614
MAIL TO: Michael Robins, Attorney at Law, 203 N. LaSalle, Suite 2100, Chicago, IL 60601

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste 2400
Chicago, IL 60606-4650
Recording Department

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PARCEL 1:

UNIT 3N IN THE 2657 NORTH BOSWORTH CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 AND THE SOUTH 26 FEET OF LOT 14 IN MUELLER'S SUBDIVISION OF THE EAST 449.80 FEET OF LOT 8 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED APRIL 15, 2015, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 1510539083, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE P-2, LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 3N, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS. THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED.

Proprietary Cook County Clerk's Office