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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1830212011 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2018 09:18 AM Pg: 1 of 3

Dec ID 20181001600350
ST/CO Stamp 1-687-755-936 ST Tax \$532.00 CO Tax \$266.00
City Stamp 1-712-254-112 City Tax: \$5,586.00

(The Above Space for Recorder's Use Only)

THE GRANTORS Eric Edward Weisseg and Tiffany Nicole Fraley, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Christopher R. Leong and Claire Wong, husband and wife, of 150 N. Jefferson St. #410, Chicago, IL 60661, as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

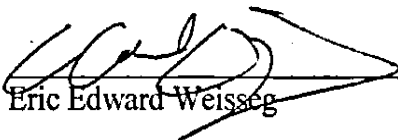
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-30-222-052-0000
Property Address: 1806 West Diversey Parkway, Unit C, Chicago, IL 60614

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 25 day of October, 2018.

 (Seal)
Eric Edward Weisseg

 (Seal)
Tiffany Nicole Fraley

REAL ESTATE TRANSFER TAX		26-Oct-2018
CHICAGO:		3,990.00
CTA:		1,596.00
TOTAL:		5,586.00 *

14-30-222-052-0000 | 20181001600350 | 1-712-254-112

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

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

BW18093438 10/28

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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 Eric Edward Weisseg and Tiffany Nicole Fraley 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 in the 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 25 day of October, 2018.

Dawn M Gerlach
Notary Public

THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005





MAIL TO:

John H Winand Atty at Law, PC
800 Waukegan Rd Ste 201
Glenview, IL 60025

SEND SUBSEQUENT TAX BILLS TO:

Christopher R. Leong
1806 West Diversey Parkway, Unit C
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		26-Oct-2018
	COUNTY:	266.00
	ILLINOIS:	532.00
	TOTAL:	798.00
14-30-222-052-0000 20181001600350 1-687-755-936		

Clerk's Office

BW18043638

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Exhibit A

PARCEL 1: LOT 3 IN PICARDY PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT 94508608, AND AMENDED BY A LETTER OF CORRECTION RECORDED MARCH 29, 1995 AS DOCUMENT 95211884, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR PICARDY PLACE SUBDIVISION RECORDED MAY 19, 1994 AS DOCUMENT 94452179 AND SHOWN ON THE PLAT OF PICARDY PLACE SUBDIVISION AFORESAID, AS CREATED BY THIS DEED FROM PICARDY ON DIVERSEY TO THOMAS ERWIN GERTZ, DATED JULY 31, 1997 AND RECORDED AUGUST 6, 1997 AS DOCUMENT 97573353.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY GRANT OF EASEMENTS DATED AS MARCH 18, 1994 AND RECORDED APRIL 19, 1994 AS DOCUMENT 94348495 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TRUSTEE TO FIRST CHICAGO TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1993 AND KNOWN AS TRUST NUMBER RV-012306 TO PICARDY ON DIVERSEY, AN ILLINOIS JOINT VENTURE, OF OR VEHICULAR AND PEDESTRIAN ACCESS BETWEEN PARCEL 1 AND OAKDALE AVE. ACROSS AND UPON THE SURFACE OF A PARCEL OF LAND DESCRIBED IN EXHIBIT "D" IN AFORESAID INSTRUMENT.

PIN: 14-30-222-052-0000

For Informational Purposes only: 1806 West Diversey Parkway, Unit C, Chicago, IL 60614