

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS

STATUTORY

Doc#: 1830406091 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/31/2018 10:22 AM Pg: 1 of 3

Dec ID 20181001617145  
ST/CO Stamp 0-276-262-048 ST Tax \$645.00 CO Tax \$322.50  
City Stamp 1-659-813-024 City Tax: \$6,772.50

18GNWS81019016  
(1 of 2) Rem

THE GRANTOR, MATTHEW P. SCHUMACHER, married to ANN SCHUMACHER, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to SHANNON FITZGERALD and JUSTIN NELSON, as <sup>husband and wife</sup> ~~not as tenants in common or 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 Exhibit A attached hereto.

PERMANENT INDEX NUMBER(S): 14-20-114-021-1002  
ADDRESS(ES) OF REAL ESTATE: 3306 N. Clifton Avenue, Apt. 1S, Chicago, IL 60657

### SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, providing they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated as of this 18 of October 2018

[SIGNATURE PAGE FOLLOWS]

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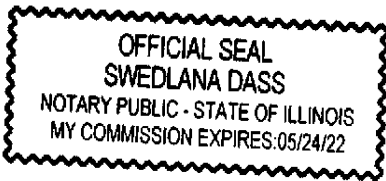
## SIGNATURE PAGE TO WARRANTY DEED

Matthew P. Schumacher  
MATTHEW P. SCHUMACHER

STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **MATTHEW P. SCHUMACHER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, 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, if any exist.

Given under my hand and official seal on October 18, 2018.



[Signature]  
Notary Public

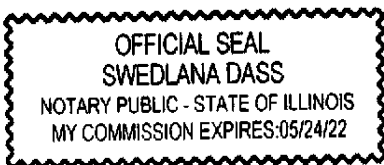
**ANN SCHUMACHER** executes this Warranty Deed solely for the purpose of effecting a release of any homestead interest.

Ann Schumacher  
ANN SCHUMACHER

STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **ANN SCHUMACHER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, 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, if any exist.

Given under my hand and official seal on October 18, 2018.



[Signature]  
Notary Public

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## EXHIBIT A TO WARRANTY DEED

### Legal Description

#### PARCEL 1:

UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3304-06 NORTH CLIFTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOC. NO. 98454279.

LOTS 26 AND 27 IN BLOCK 1 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-3, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98454279, AS AMENDED FROM TIME TO TIME.

PERMANENT INDEX NUMBER(S): 14-20-414-021-1002  
ADDRESS OF REAL ESTATE: 3306 N. Clifton Avenue, Apt. 1S, Chicago, IL 60657

#### PREPARED BY:

Genevieve M. Daniels, Esq.  
Kaplan Saunders Valente & Beninati LLP  
500 N. Dearborn St., Suite 200  
Chicago IL. 60654

#### SEND TAX BILLS TO:

SHANNON FITZGERALD & JUSTIN NELSON  
3306 N. CLIFTON AVE, APT 1S  
CHICAGO, IL 60657

#### AFTER RECORDING MAIL TO:

~~SHANNON FITZGERALD and JUSTIN NELSON~~  
SCANNELL + ASSOCIATES PC  
9901 S. WESTERN STE. 100  
Chicago, IL 60643