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Doc#: 1831118104 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/07/2018 11:55 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

PT 18-48125 1 of 2

Dec ID 20181001619021
ST/CO Stamp 0-633-937-056 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-981-160-608 City Tax: \$4,200.00

THE GRANTOR, Mark Snyder, a single man, of the City of Denver, State of Colorado, County of Denver for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Ross Piermarini, as Individual, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**an unmarried man, not party to a civil union,*

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-05-107-051-1002

Address of Real Estate: 1451 North Ashland Avenue Unit 2S
Chicago, Illinois 60622

Dated this 23rd day of October, 2018.

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Mark Snyder
Mark Snyder

Colorado (initials)
STATE OF ~~ILLINOIS~~
) ss.
COUNTY OF COOK (initials)
Denver

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark Snyder is 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, sealed and delivered the said instrument as his/her 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 23rd day of October, 2018.

Melissa W. Bruxvoort (Notary Public)

MELISSA W BRUXVOORT
Notary Public - State of Colorado
Notary ID 20134017602
My Commission Expires Mar 13, 2021

Prepared By:
Law Office of Aaron Minkus
134 N. LaSalle, Suite 1720
Chicago, Illinois 60601

Mail To:
Chris J. Anello, P.C.
322 S. Ardmore A
Villa Park, IL 60181

Name & Address of Taxpayer:

R. Piermarini
1451 N. Ashland A
Unit 25
Chicago, IL 60622

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Legal Description

PARCEL 1:

UNIT NO. 2S IN THE 1451 NORTH ASHLAND CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 97 AND 98 EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0533210129 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-2, S-6, R-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0533210129.

PARCEL 3:

EASEMENT FOR UTILITIES, SUPPORT, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE 'COMMERCIAL SPACE' PORTION OF THE LAND AS CONTAINED IN AGREEMENT RECORDED NOVEMBER 28, 2005 AS DOCUMENT NO. 0533210128, IN COOK COUNTY, ILLINOIS.

Parcel ID(s): 17-05-107-051-1002