

# UNOFFICIAL COPY

**PREPARED BY:**

John T. Clery, PC  
1515 E. Woodfield Rd, Suite 830  
Schaumburg, IL 60173

Doc#: 1905819024 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/27/2019 09:27 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

Michael Langenstrass and Leah Langenstrass  
~~1358 W. Estes, Unit 2N~~  
~~Chicago, IL 60626~~

740 WINSTON DR.  
EIK Grove Vls., IL 60007

Dec ID 20190201603918  
ST/CO Stamp 1-572-698-528 ST Tax \$125.00 CO Tax \$62.50  
City Stamp 0-419-625-376 City Tax: \$1,312.50

**MAIL RECORDED DEED TO:**

Kim Denkwalter, Esq.  
1835 Rohlwing Road, Suite D  
Rolling Meadows, IL 60008

## JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Kristen L. Colantuono n/k/a Kristen L. Nelson, a married woman, of the City of Naperville State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Michael Langenstrass and Leah Langenstrass, of 415 Howard Street, Apt 1512, Evanston, Illinois 60201, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Attorney's Title Guaranty Fund, Inc.  
1 S. Wacker Dr. Ste 2400  
Chicago, IL 60605-4350  
Recording Department

**UNOFFICIAL COPY****PARCEL 1:****UNIT 1358-2N IN THE LOYOLA LAKE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:****THE WEST 16.00 FEET LOT 14 AND ALL OF LOT 15 AND THE EAST 43.00 FEET OF LOT 16 IN WILLIAM M. DEVINE'S 3RD BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK, BEING A SUBDIVISION OF BLOCK I IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623616054, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.****GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.****THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.****THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.****Permanent Index Number(s): 11-32-102-018-1019****Property Address: 1358 W. Estes, Unit 2N, Chicago, IL 60626****THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR'S SPOUSE.****Subject, however, to the general taxes for the year of 2018 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.****Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.****TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.**

# UNOFFICIAL COPY

Dated this 12 day of February, 2019

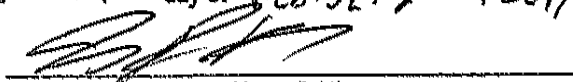
  
Kristen L. Colantuono nka Krisen L. Nelson

STATE OF Illinois )  
COUNTY OF Will ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kristen L. Colantuono nka Krisen L. Nelson, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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

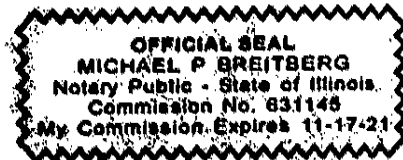
14 day of February, 2019



Notary Public

My commission expires: 11/17/2021

Exempt under the provisions of paragraph \_\_\_\_\_



Property of Cook County Clerk's Office