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WARRANTY DEED
ILLINOIS

Doc#: 1910646040 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/16/2019 08:56 AM Pg: 1 of 3

Dec ID 20190401643770
ST/CO Stamp 1-620-513-696 ST Tax \$476.00 CO Tax \$238.00
City Stamp 0-525-357-984 City Tax: \$4,998.00

FIRST AMERICAN TITLE
FILE # 2960112

Preparer File: 2960112
FATIC No.:

THE GRANTOR(S) Shannon Niezelski, an unmarried woman of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Bryan Keller and Emily Palmer _____, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

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

SUBJECT TO: a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Covenants, Conditions and Restrictions of Record, (e) Zoning laws and Ordinances; (f) Easements for public utilities; (g) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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(s): 14-30-103-053-1002

Address(es) of Real Estate: 2129 W Belmont Ave 2W Chicago, IL 60618

Dated this 3 day of April, 2019

Shannon F. Niezelski
Shannon Niezelski



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STATE OF ILLINOIS,
COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shannon Niezelski, personally known to me to be the same person(s) whose name(s) 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 03 day of April, 2019.



R. Shah

Notary Public

Prepared by:
Law Office of Helen Barcham, Inc.
2400 Ravine Way Suite 200
Glenview, IL 60025

Mail to:

RAY POLACH
1111 PLAZA DR. #460
SCH AUMBURG, IL 60173

This is an original document

Name and Address of Taxpayer:

Bryan Keller
2129 W Belmont Ave 2W
Chicago, IL 60618

Shannon I. Niezelski

State of Illinois - County of Cook
This instrument was acknowledged before me on 4/3/19 *Only*

Shannon F Niezelski



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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 2W IN THE 2129-31 W. BELMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: LOTS 12 AND 13 IN THE WEST 1/2 OF BLOCK 17 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-2W, STORAGE SPACE S-2W AND ROOF DECK RD-2W, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0515839010.

Property of Cook County Clerk's Office

