

# UNOFFICIAL COPY

## WARRANTY DEED

PT19-53059

MAIL TO:

Richard C. Spain  
Spain, Spain & Varnet P.C.  
33 N. Dearborn, Suite #2220  
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:

Zachary A. Richter  
820 N. California Avenue, Unit 3  
Chicago, IL 60622

Doc#: 1925355324 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/10/2019 11:40 AM Pg: 1 of 2

Dec ID 20190701646913  
ST/CO Stamp 0-181-248-608 ST Tax \$405.00 CO Tax \$202.50  
City Stamp 0-604-217-952 City Tax: \$4,252.50

GRANTOR(S), June M. Dayon, divorced, not since remarried and not party to a civil union, of 820 N. California Avenue, Unit 3, Chicago, IL 60622, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Zachary A. Richter *of 3601 Pacific Ave. #5, Marina Del Rey, CA*, all interest in the following described real estate situated in Cook County and State of Illinois, to wit:

*\* A married man*

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

Permanent Index Note: 16-01-326-061-1002  
Property Address: 820 N. California Avenue, Unit 3, Chicago, IL 60622

SUBJECT TO:

(1) General real estate taxes for the year 2019 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

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

DATED this X *21<sup>st</sup>* day of X *August*, 20*19*.

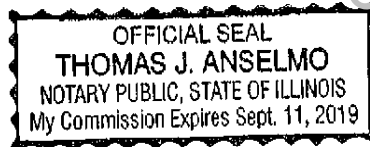
X *[Signature]*  
June M. Dayon

STATE OF ILLINOIS COUNTY OF COOK ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that June M. Dayon, divorced, not since remarried and not party to a civil union, 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 individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X *21<sup>st</sup>* day of *August*, 20*19*.

X *[Signature]*  
Notary Public



My commission expires X *9/11/19*

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph     , Section 4.  
Real Estate Transfer Act

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Prepared by:  
Anselmo Lindberg & Associates LLC  
1771 W. Diehl Road, Suite 120  
Naperville, IL 60563

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

UNIT 3 IN THE 820 NORTH CALIFORNIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 46 IN BLOCK 6 IN OSGOOD & MUIR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; (EXCEPTING THEREFROM THE COMMERCIAL SPACE (RETAIL PROPERTY) MORE PARTICULARLY DESCRIBED AND DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION); WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0627131105, 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-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0627131105.

Property of Cook County Clerk's Office