

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1926306033 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/20/2019 10:14 AM Pg: 1 of 3

Dec ID 20190901693600  
ST/CO Stamp 1-135-458-912 ST Tax \$350.00 CO Tax \$175.00  
City Stamp 1-676-261-984 City Tax: \$3,675.00

### MAIL TO:

Gary Schmidt  
Lincoln Law Partners  
2663 N. Lincoln Ave.  
Chicago, IL 60647

### NAME & ADDRESS OF TAXPAYER

Matthew Jannotta  
2350 N. Kedzie Blvd.  
Unit L  
Chicago, IL 60647

**THE GRANTORS, SHANNON S. HIBSER f/k/a SHANNON S. HOWELL married to Jeffrey M.**

**Hibser**, of 2606 N. Kedzie, Chicago, IL 60647, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** to **MATTHEW JANNOTTA, individually**, all interest in the following described real estate situated in the County Cook, State of Illinois:

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.**

**PIN: 13-35-208-030-1012 & 13-35-208-032-1056**

**Address: 2350 N. KEDZIE BLVD, UNIT L, CHICAGO, IL 60647 (Unit) & 3231 W. FULLERTON AVE., UNIT P-28, CHICAGO, IL 60647 (Parking Space)**

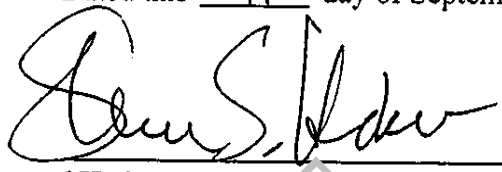
Subject only to the following, if any: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

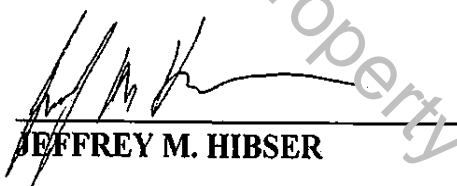
196NWO87267PK 106 27

Chicago Title

# UNOFFICIAL COPY

Dated this 11 day of September, 2019.

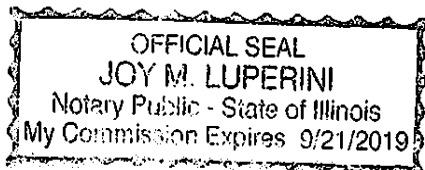
  
\_\_\_\_\_  
**SHANNON S. HIBSER** (Seal)

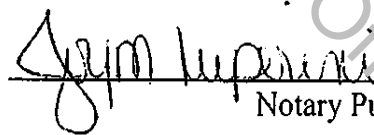
  
\_\_\_\_\_  
**JEFFREY M. HIBSER** (Seal)

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **SHANNON S. HIBSER and JEFFREY M. HIBSER, Husband and Wife**, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 11 day of September, 2019.



  
\_\_\_\_\_  
Notary Public

This instrument was prepared by :

Edward E. Reda Jr.  
Reda | Ciprian | Magnone LLC  
8501 W. Higgins, Suite 440  
Chicago, Illinois 60631

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## LEGAL DESCRIPTION

**PARCEL 1: UNIT NO. 2-NC IN THE CONSULATE SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 (EXCEPT THE WEST 94 FEET AND 8-1/2 INCHES THEREOF) IN BLOCK 1 IN SHIPMAN BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 1, 2002 AS DOCUMENT 0020727908 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: UNIT P-28 IN THE FULLERTON-KEDZIE CONDOMINIUM DEVELOPMENT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 20 AND 21 IN BLOCK 1 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY LYING BELOW AN ELEVATION OF 33.06 FEET) (CCD); THAT PART OF LOT 20 IN BLOCK 1 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A BUILDING 0.99 FEET WEST AND 0.87 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 20 THEREFROM; THENCE SOUTHERLY 87.56 FEET ALONG THE EAST FACE OF SAID BUILDING TO THE FACE OF AN EAST WEST WALL EXTENDED EASTERLY TO THE OUTSIDE FACE OF THE BUILDING; THENCE WESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 19.42 FEET TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 43.02 FEET, ALONG THE CENTERLINE OF SAID WALL TO THE CENTERLINE OF AN EAST-WEST WALL; THENCE WESTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 4.30 FEET, ALONG THE CENTERLINE OF SAID WALL, TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 44.17 FEET ALONG THE CENTERLINE OF SAID WALL, TO THE NORTH FACE OF SAID BUILDING; THENCE EASTERLY 23.93 FEET ALONG THE FACE OF SAID BUILDING, TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 7, 2006 AS DOCUMENT 0606634021, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PIN: 13-35-208-030-1012 & 13-35-208-032-1056**

**Address: 2350 N. KEDZIE BLVD, UNIT L, CHICAGO, IL 60647 (Unit) & 3231 W. FULLERTON AVE., UNIT P-28, CHICAGO, IL 60647 (Parking Space)**