

# UNOFFICIAL COPY

Saturn Title LLC  
1924303

• 10FD  
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Doc# 1928855132 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/15/2019 11:58 AM Pg: 1 of 3

Dec ID 20191001615385  
ST/CO Stamp 0-163-182-176 ST Tax \$315.00 CO Tax \$157.50  
City Stamp 1-870-761-568 City Tax: \$3,307.50

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## Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **Janet L. Fitzpatrick and Brian A. Sebben**, husband and wife of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Christine Sandlass, a SINGLE WOMAN** of **2531 W. Berwyn Unit 1, Chicago, IL 60625**,

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2019 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-13-316-032-1007

Property Address: 4141 N. Kedzie Ave., Unit 204, Chicago, IL 60618

Dated this 11th day of October, 2019.

  
Janet L. Fitzpatrick

  
Brian A. Sebben

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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, do hereby certify that **Janet L. Fitzpatrick and Brian A. Sebben**, 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 **11th** day of **October**, 2019.

Katie Holtkamp  
Notary Public

My commission expires: 9/12/22



**THIS DOCUMENT PREPARED BY:**

Kelly A. Schnoor  
6945 W. Hobart  
Chicago, IL 60631

**MAIL TAX BILL TO:**

Christine Sandlass  
4141 N. Kedzie Unit 204  
Chicago, IL 60618

**MAIL RECORDED DEED TO:**

Michelle A. Laiss  
1530 W. Fullerton  
Chicago, IL 60614

Property of Cook County Clerk's Office

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## EXHIBIT A

**Legal Description: PARCEL 1:**

**UNIT 204 IN 4141 NORTH KEDZIE CONDOMINIUM ASSOCIATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 39, 40, 41, 42 AND 43 IN BLOCK 1 IN CHARLES HALES'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 16, 2008 AS DOCUMENT NUMBER 0813744016 AS AMENDED FROM TIME TO TIME ,TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO PARKING SPACE NUMBER P-19, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AS SET FORTH IN SAID DECLARATION.**

**PARCEL 3:**

**THE EXCLUSIVE RIGHT TO STORAGE UNIT NUMBER S-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AS SET FORTH IN SAID DECLARATION.**

**PARCEL 4:**

**THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONY, A LIMITED COMMON ELEMENT FOR THE USE OF UNIT 204, AS DELINEATED ON THE PLAT OF SURVEY, AS SET FORTH IN SAID DECLARATION.**

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