

# UNOFFICIAL COPY

Doc#: 2007008169 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/10/2020 11:08 AM Pg: 1 of 4

## WARRANTY DEED

THE GRANTORS, CHRISTOPHER WILHELM  
SCHMIDT and DIEGO ROCHA, a married couple,  
of the County of Cook, State of Illinois,  
for and in consideration of  
TEN and no/100 (\$10.00) DOLLARS, to  
the undersigned in hand paid,

Dec ID 20200201627995  
ST/CO Stamp 1-606-430-560 ST Tax \$542.00 CO Tax \$271.00  
City Stamp 1-083-898-720 City Tax: \$5,691.00

CONVEY AND WARRANT to

KEVIN J. SCRIBNER and AARON J. RABKIN  
3307 N. Sheffield Ave., Apt. 4  
Chicago, IL 60657

**Chicago Title 20SA3657114NA 1 of 2**

Not as tenants in common but as joint tenants

the following described Real Estate, to wit:

PARCEL 1:

UNIT NUMBER 7 IN 727 W BELMONT CONDOMINIUM AS DELINEATED ON A  
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 8 AND 9 IN VAN WAGENEN'S SUBDIVISION OF THE WEST PART OF  
THE NORTHWEST 1/4 OF LOT 1 OF BICKERDIKE AND STEEL'S SUBDIVISION  
OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40  
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT 98564630; 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 THE USE OF G-4, A LIMITED COMMON ELEMENT  
AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION  
AFORESAID RECORDED AS DOCUMENT 98564630

Subject to covenants, conditions, and restrictions of record; building lines and easements,  
if any; provided that they do not interfere with the current use and enjoyment of the Real  
Estate; and general real estate taxes not due and payable at the time of Closing.

Tax Identification Numbers: 14-28-100-037-1007

Commonly known as: 727 West Belmont Ave., Unit 7, Chicago, IL 60657

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situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above premises forever,

DATED this 22 day of February, 2020

Christopher Wilhelm Schmidt  
CHRISTOPHER WILHELM SCHMIDT

Diego Rocha  
DIEGO ROCHA

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.

I, \_\_\_\_\_, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTOPHER WILHELM SCHMIDT, personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2020.

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.

\_\_\_\_\_  
A NOTARY PUBLIC  
PLEASE SEE ATTACHED  
CURRENT CALIFORNIA,  
NOTARY FORM

SEE ATTACHED  
NOTARY  
CERTIFICATE

I, \_\_\_\_\_, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DIEGO ROCHA, personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
A NOTARY PUBLIC

PREPARED BY MICHAEL J. SIMON, ATTORNEY, 1515 WEST LUNT AVENUE, CHICAGO, ILLINOIS 60626 ☎(773)761-8393

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Gunderson Law  
2155 W. Roscoe St. #1-South  
Chicago, IL 60618

KJ Scribner & Aaron Rabkin  
727 W. Belmont Ave #7  
Chicago, IL 60657

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

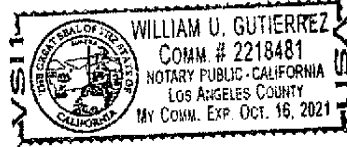
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On February 24, 2020 before me, William U. Gutierrez, Notary Public, personally appeared Christopher Wilhelm Schmidt and Diego Rocha who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.



William U. Gutierrez  
Signature of Notary Public

(Notary Seal)

### OPTIONAL INFORMATION

*The acknowledgment contained within this document is in accordance with California law. Any certificate of acknowledgement performed within the State of California shall use the preceding wording pursuant to Civil Code section 1189. An acknowledgment cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. In addition, the correct notarial wording can only be signed and sealed by a notary public. The seal and signature cannot be affixed to a document without the correct notarial wording.*

#### DESCRIPTION OF ATTACHED DOCUMENT

#### CAPACITY CLAIMED BY SIGNER

\_\_\_\_\_  
(Title of document)  
Number of Pages \_\_\_\_\_ (Including acknowledgment)  
Document Date \_\_\_\_\_

\_\_\_\_\_  
Individual  
\_\_\_\_\_  
Corporate Officer  
\_\_\_\_\_  
Partner  
\_\_\_\_\_  
Attorney-In-Fact  
\_\_\_\_\_  
Trustee  
\_\_\_\_\_  
Other: \_\_\_\_\_

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## LEGAL DESCRIPTION

Order No.: 20SA3657114NA

For APN/Parcel ID(s): 14-28-100-037-1007

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Property of Cook County Clerk's Office