

UNOFFICIAL COPY

Doc#: 2007347042 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/13/2020 09:23 AM Pg: 1 of 3

MAIL TAX BILL TO:
Charlie & Katelyn Hansen
2502 W Thomas St
Unit 1
Chicago, IL 60622

Dec ID 20200201626486
ST/CO Stamp 0-684-769-120
City Stamp 1-525-333-856

MAIL RECORDED DEED TO:
Lakeshore Title Agency
3501 Algonquin Rd.
Suite 120
Rolling Meadows, IL 60008
File No. 201619

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), **CHARLIE HANSEN, married to Katelyn Christine Hansen**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid,

CONVEY(S) AND WARRANT(S) **CHARLIE W. HANSEN AND KATELYN CHRISTINE HANSEN, HUSBAND AND WIFE**, all interest she holds in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT 1 IN 2502 WEST THOMAS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 84 IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 11/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT ONE SQUARE ACRE IN THE NORTHEAST CORNER AND ONE SQUARE ACRE IN THE NORTHWEST CORNER THEREOF), IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2004 AS DOCUMENT NO. 0412532091; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

CKA: 2502 W THOMAS ST, UNIT 1, CHICAGO, IL 60622
PIN: 16-01-406-052-1001

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, **AS TENANTS BY THE ENTIRETY, forever.**

Dated this 28 day of Feb, 2020.

UNOFFICIAL COPY

X *[Signature]*
CHARLIE HANSEN

[Signature]
KATELYN CHRISTINE HANSEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **CHARLIE HANSEN AND KATELYN CHRISTINE HANSEN** 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 28 day of Feb, 2020.

[Signature]
Notary Public
My commission expires: _____



EXEMPT UNDER THE PROVISIONS OF SEC. 31-45 (e) OF THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/31-45)

[Signature]
SELLER, BUYER OR AGENT

This document prepared by: Patrick W. Pontarelli, Esq. 3501 Algonquin Rd. Suite 120, Rolling Meadows, IL 60008

Property Clerk's Office

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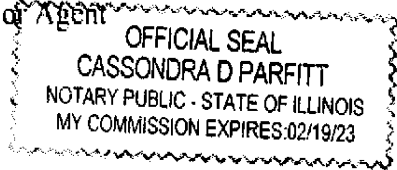
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2/28/2020, 2020 Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before
Me by the said Cassandra Parfitt



this 28 day of Feb, 2020.

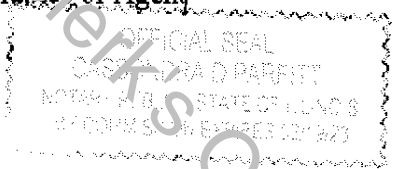
NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date Feb 28, 2020 Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before
Me by the said Cassandra Parfitt



this 28 day of Feb, 2020.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)