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Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2012621094 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/05/2020 10:52 AM Pg: 1 of 3

Dec ID 20200401659558
ST/CO Stamp 0-148-904-160 ST Tax \$927.00 CO Tax \$463.50
City Stamp 0-932-120-800 City Tax: \$9,733.50

THE GRANTOR, Jean Pierre Guilbault and Kathleen Guilbault, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Eric Nelson and Lisa Nelson, husband and wife, of 3310 North Kenmore Unit 1S Chicago 60657, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A.

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes not yet due and payable; acts done by or suffered through Grantee;

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

Permanent Real Estate Index Number: 14-20-327-050-1001
Address of Real Estate: 1230 W. Melrose St., Unit 1, Chicago, IL 60657

[signature on following page]

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Dated this 20 day of March, 2020

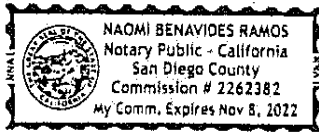
Jean Pierre Guilbault
Jean Pierre Guilbault

Kathleen Guilbault
Kathleen Guilbault

CALIFORNIA SAN DIEGO
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jean Pierre Guilbault and Kathleen Guilbault, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20 day of March, 2020



Naomi Benavides Ramos (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, Illinois 60603

Mail To:
Michelle A. Laiss, Esq.
1530 W. Fullerton Ave.
Chicago, IL 60614

Name & Address of Taxpayer:
Eric Nelson and Lisa Nelson
1230 W. Melrose St., Unit 1
Chicago, IL 60657

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EXHIBIT A
Legal Description

PARCEL 1:

UNIT 1 IN THE 1230 WEST MELROSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 43 IN JOHN P. ALTGELD'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF RIGHT OF WAY OF CHICAGO AND EVANSTON RAILROAD, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 22, 2012 AS DOCUMENT NUMBER 1217418000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-1 AND GARAGE ROOF, LIMITED COMMON ELEMENTS ("LCE'S"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE UNIT 1 AS SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

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