## **UNOFFICIAL COPY**

WARRANTY DEED ILLINOIS STATUTORY Individual to Individual

A20 - 2899AV

Doc#. 2013403103 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 05/13/2020 10:35 AM Pg: 1 of 2

Dec ID 20200401665529

ST/CO Stamp 1-793-139-936 ST Tax \$600.00 CO Tax \$300.00

City Stamp 0-182-527-200 City Tax: \$6,300.00

THE GRANTORS, MATTHEW C. BISKNER and TRACY A. BISKNER, as husband and wife, of the City of Chicago, County of Cook, State of Illusors, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARTANT to the GRANTEES, KATHERINE BLEIWEISS, Single person and BRADLEY MCDONALD, Single person, of the City of Chicago, Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:
See Exhibit "/." attached hereto and made a part hereof
SUBJECT TO:
Covenants, conditions and restrictions of record; public and villity easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2020 and subsequent years; and
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(s): 17-05-321-037-1001 Address(es) of Real Estate: 154 W. Chestnut St., Unit 1, S-1, and P-3, Chicago, IL 60642
Daved this Day of APRIL , 20 22  MANTHEW C. BISKNER TRACY A. BISKNER
State of) ss County of) ss
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY MATTHEW C. BISKNER and TRACY A. BISKNER, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this
Quencia Solone (Notary Public) Commission Expires 09/18/2022
This instrument was prepared by: Jeremy Bell, 2015 W. Fullerton Ave., Chicago, Illinois 60647
Mail To: THAKLAR & ASSOC. 1001 GOSSIN BAY LO. #234, WINNETKA, IL. 60053
Send Subsequent Tax Bills to: Katherine Bleiweiss and Bradley McDonald, 1541 W. Chestnut St., Unit 1, Chicago, IL 60642
JESENIA SALAZAR

OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires September 18, 2022

## **UNOFFICIAL COPY**

## **Legal Description**

## PARCEL 1:

UNIT NUMBER 1 IN THE 1541 WEST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 14 AND 15 IN BLOCK 5 IN HAGEMANN AND SCHOENERMANN'S SUBDIVISION OF THE NORTH 2 ACRES OF OUT LOT 29 IN THE CANAL TRUSTEE'S SUBDIVISION IN THE WEST 1/2 OF SECTION 5. TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412432013 AND SPECIAL AMENDMENT TO THE DECLARATION RECORDED 05/06/2004 AS DOCUMENT 041273119, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-1 AND PARKING SPACE P-3 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0412432013 AND SPECIAL AMENDMENT TO THE DECLARATION RECORDED 05/06/2004 AS DOCUMENT 041273119, IN COOK COUNTY, ILLINOIS.

**Property Address:** 1541 W. Chestnut St., Unit 1 Chicago, IL 60642

Pin: 17-05-321-037-1001

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17-05-321-037-100	01 20200401665529				
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			47.74	COUNTY:	300.00

27-Apr-2020 REAL ESTATE TRANSFER TAX 300.00 COUNTY: 600.00 ILLINOIS: 800.00 TOTAL: 20200401665529 | 1-793-139-936 17-05-321-037-1001

Legal Description A20-2899/83

<sup>\*</sup> Total does not include any applicable penalty or interest que.