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2025AS27040LP
112

WARRANTY DEED

AFTER RECORDING MAIL TO:

Matthew Quick
900 Northshore Dr #166
Lake Bluff, IL 60044

Doc#: 2019906050 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/17/2020 10:33 AM Pg: 1 of 3

Dec ID 20200501688445
ST/CO Stamp 0-998-925-024 ST Tax \$545.00 CO Tax \$272.50
City Stamp 0-888-087-264 City Tax: \$5,722.50

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Keith Calvert and Megan Calvert
2743 N. Wolcott Ave., Unit 48
Chicago, IL 60614

THE GRANTORS: Paul Katsen and Anjali Sharma, husband and wife, of 2743 N. Wolcott Ave., Unit 48, Chicago, IL 60614 for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Keith Calvert and Megan Calvert, husband and wife, of 3170 N Sheridan Chicago, IL** to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2743 N. Wolcott Ave., Unit 48, Chicago, IL 60614
PIN: 14-30-403-070-1012 and 14-30-403-070-1029

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not due and payable at the time of Closing.

DATED this 17th day of July, 2020

Paul Katsen

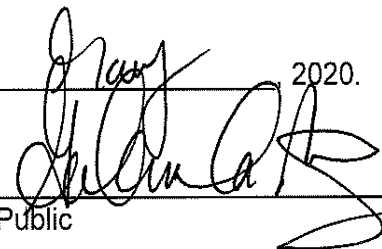
Anjali Sharma

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STATE OF Illinois)
COUNTY OF Cook)SS

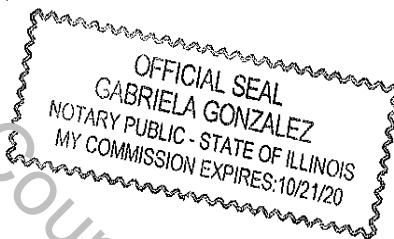
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Paul Katsen and Anjali Sharma**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 27th day of May 2020.



Notary Public

NAME AND ADDRESS OF PREPARER:
Jason S. Harris
Law Office of Jason S. Harris, LLC
300 Saunders Rd., Suite 100
Riverwoods, IL 60015



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 20GSA527040LP

For APN/Parcel ID(s): 14-30-403-070-1012 and 14-30-403-070-1029

PARCEL 1:

UNIT NUMBER 48 AND P-9 IN THE WOLCOTT DIVERSEY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO PART OF LOT 33 IN MANUFACTURERS ADDITION TO CHICAGO IN SOUTHEAST 1/4 SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96522071 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND ELECTRICAL CONDUIT OVER AND ACROSS PRIVATE ROADS DESCRIBED IN AND SET FORTH IN THE WOLCOTT ROW CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 95660969 AND IN THE WOLCOTT DIVERSEY CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 96522071.

Cook County Clerk's Office