

# UNOFFICIAL COPY



\*2021747047D\*

WARRANTY DEED  
20 Bar 49732

Doc# 2021747047 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/04/2020 01:03 PM PG: 1 OF 3

The Grantor(s)  
JASON H. BERGMANN, MARRIED  
TO AVNIE KADAKIA AND  
JOHN N. BERGMANN, MARRIED TO  
NANCY BERGMANN

for and in consideration of the  
sum of Ten and 10/100 Dollars (\$10.00) and  
other good and valuable consideration, the  
receipt and sufficiency of which is acknowledged,  
hereby

Convey(s) and Warrants(s) to: JENNIFER PETERSON, AN UNMARRIED PERSON  
ADDRESS: 165 N. DESPLAINES ST. CHICAGO ILLINOIS

the following described real estate situated in the County of COOK in the State of Illinois, to  
wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND MADE  
A PART HEREOF.


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

THIS IS NOT HOMESTEAD PROPERTY FOR NANCY BERGMANN.

Permanent Index Number: 14-33-330-013-1003

Property Address: 1615 N. CLEVELAND AVE., #2N, CHICAGO ILLINOIS 60614

Dated this 15th day of JULY, 2020

REAL ESTATE TRANSFER TAX		17-Jul-2020
	CHICAGO:	2,595.00
	CTA:	1,038.00
	<b>TOTAL:</b>	<b>3,633.00 *</b>

14-33-330-013-1003 | 20200701624287 | 0-143-513-312

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 04-Aug-2020



COUNTY:	173.00
ILLINOIS:	346.00
<b>TOTAL:</b>	<b>519.00</b>

14-33-330-013-1003 | 20200701624287 | 0-290-938-592

3

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GRANTOR(S)

*J. H. Bergmann*  
JASON H. BERGMANN

*John N. Bergmann*  
JOHN N. BERGMANN

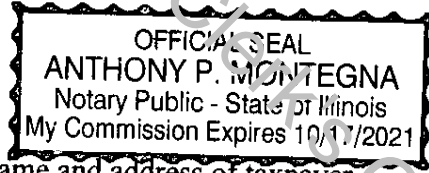
*[Signature]*  
AVNIE KADAKIA, SOLELY  
FOR PURPOSE OF WAIVING  
HOMESTEAD

STATE OF ILLINOIS  
COUNTY OF COOK

I, THE UNDERSIGNED, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JASON H. BERGMANN, JOHN N. BERGMANN AND AVNIE KADAKIA, personally known to me to be the same persons whose names are subscribed to the foregoing Warranty Deed, 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 seal this 15th day of July 2020.

*[Signature]*  
Notary Public



MAIL TO:

Name and address of taxpayer

Leo G. Aubel  
200 S. Michigan # 1100  
Chicago IL 60604

Jennifer Peterson  
11615 N Cleveland # 2N  
Chicago IL 60641

NAME AND ADDRESS  
OF PREPARER:  
ANTHONY P. MONTEGNA  
ATTORNEY AT LAW  
4211 W. Irving Park Rd.  
Chicago Il. 60641

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Fidelity National Title Insurance Company

Commitment Number: 20BAR49732

## EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT 2N, IN ST. MICHAEL'S SQUARE CONDOMINIUM NUMBER 5, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF CERTAIN LOTS IN DIVERSEY'S SUBDIVISION OF BLOCK 54 OF CANAL TRUSTEE SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF VACATED NORTH ST. MICHAEL'S COURT, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26158129, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND ZONING RESTRICTIONS RECORDED AS DOCUMENT 26158126 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1980, AND KNOWN AS TRUST NUMBER 103019 TO STUART H. SADICK DATED JULY 1, 1983, AND RECORDED AS DOCUMENT 26716701 FOR INGRESS AND EGRESS OVER AND ACROSS THE ACCESS AREAS AS DEFINED AND DESCRIBED IN SAID DECLARATION.

PARCEL 3 EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ZONING RESTRICTIONS, RECORDED AS DOCUMENT 26158126 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1980, AND KNOWN AS TRUST NUMBER 103019 TO STUART H. SADICK DATED JULY 1, 1983, AND RECORDED AS DOCUMENT 26716701 FOR THE USE OF PARKING SPACE 29 AS DESCRIBED AND DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "II" TO SAID DECLARATION, ALL IN COOK COUNTY, ILLINOIS

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1615 N. Cleveland Ave, Unit 2N, Chicago, IL 60614  
PIN# 14-33-330-013-1003