

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS

Doc#: 2025220247 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/08/2020 12:26 PM Pg: 1 of 3

Dec ID 20200701626619  
ST/CO Stamp 0-098-045-664 ST Tax \$310.00 CO Tax \$155.00  
City Stamp 2-045-900-512 City Tax: \$3,255.00

This instrument was prepared by:  
Mark J. Grotto, Esq.  
Grotto Law Offices, LLC  
655 W Irving Park Rd #811  
Chicago, Illinois 60613

THE GRANTOR **JONATHAN C. STEVENS**, a single person and not a party to a civil union, of 790 E Broward Blvd Apt 2506, Fort Lauderdale, FL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, does hereby CONVEY and WARRANT unto THE GRANTEES **JOSEPH PATRICK FULTON** and **WILLIAM JOSEPH FULTON**, husband and husband, of 320 W Illinois St Apt 1715, Chicago, IL, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

**See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.**

Permanent Real Estate Index Number(s): 14-21-101-054-2614

Address of Real Estate: 655 W Irving Park Rd Unit 5210, Chicago, IL 60613

SUBJECT TO the following, if any: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and husband, not as joint tenants nor as tenants in common, but as tenants by the entirety forever.

20-62904  
North American Title Company  
1776A S. Naperville Rd #200  
Wheaton, IL 60189

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The date of this deed of conveyance is Dated this 9 day of July, 2020.

  
Jonathan C. Stevens

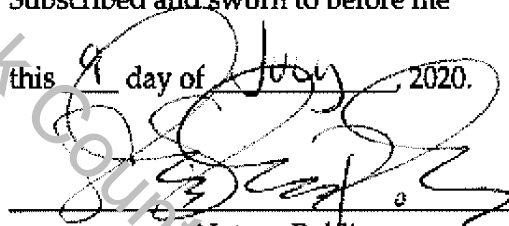
State of Illinois }  
County of Cook } SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Jonathan C. Stevens, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered 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.

Subscribed and sworn to before me



this 9 day of July, 2020.

  
Notary Public

North American Title Company  
Commitment No.: 20-62904

Send subsequent tax bills to:  
Mr. Joseph Patrick Fulton  
Mr. William Joseph Fulton  
655 W Irving Park Rd Unit 5210  
Chicago, IL 60613

Mail recorded document to:  
Ms. Lisa J. Saul, Esq.  
111 W Washington St Ste 1100  
Chicago, IL 60602

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## EXHIBIT A

**Legal Description:**

UNITS 5210 IN PARK PLACE TOWER I, CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0011020878, TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office