

# UNOFFICIAL COPY

Doc#: 2028007537 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/06/2020 04:08 PM Pg: 1 of 3

## Warranty Deed

ILLINOIS

Dec ID 20200801667489  
ST/CO Stamp 1-884-365-280 ST Tax \$227.00 CO Tax \$113.50  
City Stamp 0-166-351-328 City Tax: \$2,383.50

*Above Space for Recorder's Use Only*


THE GRANTOR, Charles J. Urban II, an unmarried man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEES Emma Palizza and Charles Blunt, WIFE AND HUSBAND \*, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **\*AS TENANTS BY ENTIRETY**

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 13-12-400-068-1006.

Address of Real Estate: 2601 W. Foster Ave., Unit No. 3-N, Chicago, IL 60625-2559.

The date of this deed of conveyance is July 22, 2020.

  
Charles J. Urban II

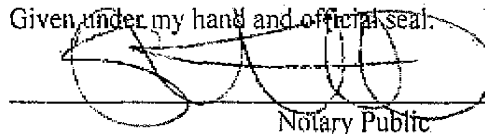
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles J. Urban II, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and/or she signed said instrument as his and/or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

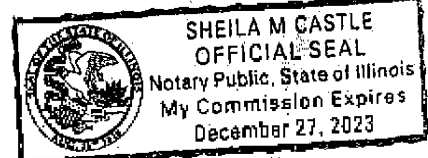
*(Impress Seal Here)*

*(My Commission Expires)* 12/27/2023

Given under my hand and official seal.

Dated: 7/22, 2020

  
Notary Public



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## LEGAL DESCRIPTION

premises commonly known as 2601 W. Foster Ave., Unit No. 3-N, Chicago, IL 60625-2559.

be attached.

Property of Cook County Clerk's Office

<p>This instrument was prepared by:  Ivan Puljic  Law Offices of Ivan Puljic, Ltd.  10 S. LaSalle St. Suite 2920  Chicago, IL, 60603</p>	<p>Send subsequent tax bills to:  Charles Blunt  2601 West Foster <sup>Avenue</sup> #3N  Chicago, IL 60625</p>	<p>Recorder-mail recorded document to:  Charles Blunt  2601 W Foster Avenue #3N  Chicago IL 60625</p>
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## LEGAL DESCRIPTION

Order No.: 20GSC093354LP

**For APN/Parcel ID(s): 13-12-400-068-1006**

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UNIT NO. 3-N IN 2601 WEST FOSTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 2 (EXCEPT THE WEST 7.50 FEET THEREOF) AND LOT 3 IN ANTON CONRAD'S SUBDIVISION OF ORIGINAL LOT 8 IN BOWMANVILLE AND PART OF LOT 1 IN SECOND SUBDIVISION OF BOWMANVILLE BEING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 1978 AS DOCUMENT NUMBER 24757875, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office