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Doc#. 2032439175 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/19/2020 12:07 PM Pg: 1 of 3

Dec ID 20200901687369
ST/CO Stamp 0-103-520-736 ST Tax \$333.50 CO Tax \$166.75
City Stamp 0-481-114-592 City Tax: \$3,501.75

ATA / GMT Title Agency
120 S. LaSalle Street, Suite 1240
Chicago, IL 60603
File # 20227751-FL

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Benjamin T. Vondersaar, married to Vianney Filos-Gonzalez *, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Stephen Kroodsma, a single man, of the City of Chicago, State of Illinois, County of Cook all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof


SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways 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: 16-01-310-028-1004

Address of Real Estate: 1008 N. Francisco Ave., Unit 2S
Chicago, IL 60622

Dated this 28th day of August, 2020.

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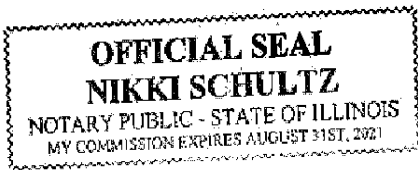

Benjamin T. Vondersaar


Vianney Fillos-Gonzalez * signing for
the sole purpose of releasing her
homestead rights

STATE OF ILLINOIS)
) *DUPAGE*) ss.
COUNTY OF ~~COOK~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT** Benjamin T. Vondersaar and Vianney Fillos-Gonzalez, husband and wife, 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 28 day of Aug, 2020.





(Notary Public)

My commission expires on Aug 31st, 2021.

Prepared By:
Christopher B. Titcomb, Esq.
134 N. LaSalle St., Suite 1720
Chicago, Illinois 60602

Mail To: *STEPHEN KANODAMA*
1000 FRANCISCO AVE.
UNIT 25
CHICAGO, IL 60622

Name & Address of Taxpayer:
SAME

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File No : 20727731-IL

EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

PARCEL 1:

UNIT NUMBER 2S IN THE 1008-10 N. FRANCISCO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 11 AND 12 IN BLOCK 11 IN CARTER'S RESUBDIVISION OF BEING A SUBDIVISION 1, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15 AND LOTS 2, 4 AND 5 OF BLOCK 17 ALL IN CARTER'S SUBDIVISION OF BEING A SUBDIVISION 1, 2, 3, 4 AND 7 IN CLIFFORD'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0323331105 , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND STORAGE SPACE S-2, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0323331105.

Commonly Known As: 1008 N. Francisco Ave. 2S, Chicago, IL 60622

Parcel Identification Number: 16-01-310-028-1004

ATA NATIONAL TITLE GROUP, LLC

175 E. Hawthorn Pkwy., Suite 135

Vernon Hills, IL 60061

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