

# UNOFFICIAL COPY

## WARRANTY DEED STATUTORY (ILLINOIS)



20GST042195SK  
Chicago Title

112

Doc#. 2033038123 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/25/2020 03:48 PM Pg: 1 of 3

Dec ID 20201001640634  
ST/CO Stamp 0-451-513-312 ST Tax \$405.00 CO Tax \$202.50  
City Stamp 0-719-948-768 City Tax: \$4,252.50

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, RONALD NELKEN, of the County of Waukesha, State of Wisconsin, and KATRINA NELKEN, married to Ricardo Cristoval-Tellez, of the County of Lake, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to GRANTEE:

JENNIFER MAE HAPP

OF 2735 W. ARMITAGE, CHICAGO IL 60647

the following described real estate:

UNITS 409 AND 36 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARTIST VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00670540, IN THE WEST 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:  
Property Commonly Known As:

13-36-228-041-1036 & 13-36-228-041-1075  
2735 W. Armitage Avenue, #409, Chicago,  
Illinois 60647

Subject to (a) general real estate taxes not due and payable at the time of closing, (b) the Condominium Property Act, (c) the Declaration and the Condominium Documents, (d) applicable zoning and building laws and ordinances, (e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit, (f) acts done or suffered by Grantee or anyone claiming through Grantee, (g) utility easements, whether recorded or unrecorded, hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.



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Ronald Nelken  
RONALD NELKEN

**THIS IS NOT THE HOMESTEAD PROPERTY OF RONALD NELKEN OR HIS SPOUSE, IF ANY.**

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 **RONALD NELKEN**, 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/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 27<sup>th</sup> day of October, 2020.



[Signature]  
Notary Public

- Mail recorded Deed to: Gael Morris, Esq., Lawrence & Morris, 2835 N. Sheffield Avenue, Suite 232, Chicago, Illinois 60657
- Mail tax bill to: Jennifer Mae Happ, 2735 W. Armitage Avenue, #409, Chicago, Illinois 60647
- Prepared by: Daniel E. Fajerstein, 513 Chicago Avenue, Evanston, Illinois 60202