

UNOFFICIAL COPY

Saturn Title LLC
2027236

Doc# 2100613161 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/06/2021 02:45 PM Pg: 1 of 3

Dec ID 20201101672933
ST/CO Stamp 1-710-041-056 ST Tax \$385.00 CO Tax \$192.50
City Stamp 1-320-526-816 City Tax: \$4,042.50

10F2
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S) Cynthia L. Welter and Robert A. Welter Independent Executors of the Estate of Angela M. Welter, Deceased, of the City of Watermeet, State of MI, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Filip Jovic, A Married Man of , , ,

~~NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS~~
~~NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON~~
~~NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY~~

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 17-10-400-035-1028 & 17-10-400-035-1482 PIN#

Property Address: 420 E. Waterside Dr., Unit 413 and P160, Chicago, IL 60601

Dated Nov 19, 2020.

Cynthia L. Welter and Robert A. Welter
Independent Executors of the Estate of
Angela M. Welter, Deceased

Robert A. Welter
By
Cynthia L. Welter

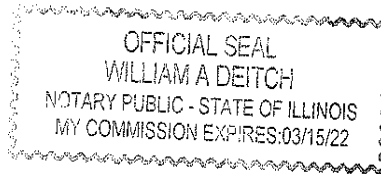
UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF DePage) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert A. Walter & Cynthia L. Walter 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 19th day of Nov, 2020
William A. Deitch
Notary Public

My commission expires: _____



THIS DOCUMENT PREPARED BY:
William A. Deitch, PC
600 W. Roosevelt Road, Suite A-1
Wheaton, IL 60187

MAIL TAX BILL TO:
Filip Jovic
430 E. WATERSIDE DRIVE, UNIT 413
CHICAGO, IL 60601

MAIL RECORDED DEED TO:
~~Filip Jovic~~ THOMAS HAWBECKER
26 BLAINE ST.
HINSDALE, IL 60521

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Legal Description

Exhibit A.

Property Tax Identification Number: 17-10-400-035-1028

Property Address: 420 E. Waterside Dr., Unit 413 and P160, Chicago, IL 60601

PARCEL 1:

UNIT 413 AND PARKING SPACE UNIT P-160, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-233, A LIMITED COMMON ELEMENT IN THE REGATTA CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: LOT 3 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED FROM TIME TO TIME.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717053 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN THE AFOREMENTIONED DECLARATION AS THE "RETAIL PARCEL.")