

# UNOFFICIAL COPY

Doc#. 2103339350 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

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**This Document Prepared By:**

Law Offices of George J. Jasinski  
7330 W college Drive, Suite 101  
Palos Heights, IL 60463

Dec ID 20210101605469

ST/CO Stamp 1-362-010-128 ST Tax \$535.00 CO Tax \$267.50

City Stamp 0-103-899-152 City Tax: \$5,617.50

**Mail Recorded Deed To:**

LoMonaco Law, LLC  
444 W Lake Street, #1700  
Chicago, IL 60606

**Mail Tax Bill To:**

Alan C. Pikna  
2441 W Belmont Avenue  
Unit 1W  
Chicago, IL 60618

**FIRST AMERICAN TITLE**  
**FILE # 3071269**

## WARRANTY DEED

**THE GRANTORS: JASON R. PALMER AND KELLY L. PALMER**, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/00 (\$10.00) Dollars in hand paid,

**CONVEY(S) AND WARRANT(S) to: ALAN C. PIKNA AND EMILY M. CONN**, 840 West Blackhawk Street, Apt. 2211, Chicago, Illinois 60642, not in Tenancy in Common, but in **JOINT TENANCY** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**PARCEL 1:**

UNIT 1W IN THE 2441 WEST BELMONT AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1215939025 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS , IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE RIGHT TO THE USE PARKING SPACE NUMBER G-4 AND STORAGE NUMBER S-4 ALL LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1215939025.

**SUBJECT TO:** Covenants, conditions and restrictions of record and general real estate taxes for the year 2020 and subsequent years

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises **not in tenancy in common, but in joint tenancy forever.**

Permanent Index No.: 13-25-203-060-1002

Address of Real Estate: 2441 West Belmont Avenue  
Unit 1W  
Chicago, Illinois 60618

Dated this 29<sup>th</sup> day of December, 2020.

*Jason R. Palmer* (SEAL) *Kelly L. Palmer* (SEAL)  
**JASON R. PALMER** **KELLY L. PALMER**

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JASON R. PALMER AND KELLY L. PALMER**, are 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 29<sup>th</sup> day of December, 2020.

Commission expires: \_\_\_\_\_ *Terese A. Jackowski*  
NOTARY PUBLIC

