

# UNOFFICIAL COPY

WARRANTY DEED  
Illinois Statutory  
(Individual to Individual)

(1 of 2)



Doc# 2103516031 Fee \$93.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2021 12:43 PM PG: 1 OF 3

**AFTER RECORDING MAIL TO:**

Siragusa Law  
25 E Washington St., Ste. 700  
Chicago, IL 60602

**SEND SUBSEQUENT TAX BILLS TO:**

Abby Halperin-Robinson  
747 W. Brompton Ave., #1  
Chicago, IL 60657

TT20-27562 #103  
COOK

Above space for Recorder's use only

THE GRANTOR; **Kimberly J. Schenk**, f/k/a Kimberly J. Felix, married to Michael Christian Schenk, III, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEYS and WARRANTS to **Abby Halperin-Robinson**, single, of 455 W. Briar, #7J, Chicago, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

Please see attached "Exhibit A"

Permanent Real Estate Index Number: 14-21-302-031-1008  
Address of Real Estate: 747 W. Brompton Ave., #1 Chicago, IL 60657

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 forever.

SUBJECT TO: Covenants, conditions, and restrictions of record; Public and utility easements; Acts done by or suffered through Buyer; Homeowners or condominium association declaration and bylaws, if any; and General real estate taxes not yet due and payable at the time of Closing.

Dated this 29 day of September, 2020

\_\_\_\_\_  
Kimberly J. Schenk

\_\_\_\_\_  
Michael Christian Schenk, III, for the sole purpose of waving Homestead

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NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

REAL ESTATE TRANSFER TAX	07-Oct-2020
CHICAGO:	2,081.25
CTA:	832.50
TOTAL:	2,913.75 *

14-21-302-031-1008 | 20200901612652 | 2-088-472-032

\* Total does not include any applicable penalty or interest due.

mail to:  
TEK TITLE LLC  
217 N JEFFERSON ST # 601  
CHICAGO, IL 60661

REAL ESTATE TRANSFER TAX	29-Jan-2021
COUNTY:	138.75
ILLINOIS:	277.50
TOTAL:	416.25

14-21-302-031-1008 | 20200901612652 | 1-301-341-200

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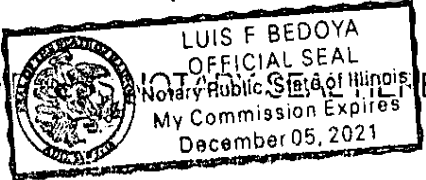
STATE OF ILLINOIS )  
 ) SS.:  
COUNTY OF COOK )

I, Luis F. Bedoya the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kimberly J. Schenk & Michael Christian Schenk, III, personally known to me to be the same persons whose names 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 a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any such right exists.

Given under my hand and official seal, this 28<sup>th</sup> day of September, 2020

My commission expires on Dec. 05<sup>th</sup>, 2021


Luis F. Bedoya  
NOTARY/PUBLIC



**This instrument was prepared by:**  
Ashen Law Group  
217 N. Jefferson St., Suite 601  
Chicago, IL 60661  
(312) 655-0800

PROPERTY OF COOK COUNTY CLERK'S OFFICE

**UNOFFICIAL COPY**

 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

**EXHIBIT A**

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

UNIT NO. 747-1, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
 PARCEL 1: ALL OF LOT 15, ALL OF LOT 16 AND LOT 17 (EXCEPT THE EAST 5 FEET THEREOF), IN TILT'S ADDITION TO LAKEVIEW, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO  
 PARCEL 2: LOT 5 IN THE SUBDIVISION OF LOTS 1 TO 5 IN THE RESUBDIVISION OF LOTS 12, 13 AND 14 IN TILT'S ADDITION TO LAKEVIEW, A SUBDIVISION OF LOTS 1, 2, 3, 12, 13, 17 AND 18 AND PARTS OF LOTS 7, 8, 9, 11 AND 16 IN HAMBLETON AND HOWE'S SUBDIVISION OF BLOCK 10 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 IN PINE GROVE, A SUBDIVISION BY ELISHA E. HUNDLEY OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1978 AND KNOWN AS TRUST NO. 42533, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24900690 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24900690 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 3083826, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF UNITS THEREOF) AS DESCRIBED IN SAID DECLARATION AND SURVEY AND TOGETHER WITH AN EXCLUSIVE EASEMENT IN AND TO PARKING SPACE 7 AS SET FORTH IN SAID DECLARATION AND SURVEY.

14-21-302-031-1008

747 W BROMPTON AVE #1, Chicago, IL 60657

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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