

# UNOFFICIAL COPY

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Doc#: 2104201401 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/11/2021 11:58 AM Pg: 1 of 3

Dec ID 20201201680113  
ST/CO Stamp 1-601-017-824 ST Tax \$480.00 CO Tax \$240.00  
City Stamp 1-151-776-736 City Tax: \$5,040.00

## WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

(above for recorder's use only)

THE GRANTOR, Brian T. Smith, single and never married, ~~residing at 2130 W Le Moyne St., Unit 2, Chicago, IL 60622, County of Cook, State of Illinois,~~ for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to John Tyndall Bonzelaar, single, and Nicole Rae Minzey, single, as joint tenants, residing at 600 W. Diversey Parkway, Apt. 1605, Chicago, IL 60614, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

\*640 N. Wells Chicago, IL 60654  
SEE LEGAL DESCRIPTION ATTACHED HERETO

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 17-06-106-037-1002

Address of Real Estate: 2130 W. Le Moyne St., Unit 2, Chicago, IL 60622

Dated: December 4, 2020

X Brian Smith  
Brian T. Smith

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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

The undersigned, a Notary Public in and for said County, in the State aforesaid DOES HEREBY CERTIFY that Brian T. Smith, individually, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 4<sup>th</sup> day of December 2020.

*Jennifer Linderman*  
\_\_\_\_\_  
NOTARY PUBLIC



**PREPARED BY:**  
Thomas Emalfarb  
Emalfarb, Swan & Bain  
440 Central Ave.  
Highland Park, IL 60035

**MAIL TO:**  
Nicole Rae Minzey  
2130 W Le Moyne St., Unit 2  
Chicago, IL 60622

**SEND TAX BILLS TO:**  
Nicole Rae Minzey  
2130 W Le Moyne St., Unit 2  
Chicago, IL 60622

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## EXHIBIT A

The Land is described as follows:

Parcel 1:

Unit Number 2130-2 in the Lemoyne Condominiums, as delineated on a survey of the following described tract of land:

Lot 20 in Block 3 in D.S. Lee's Addition to Chicago, being a subdivision of part of the East 1/2 of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 in Section 6, Township 39 north, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 97714085, together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

The exclusive right to the use of P-2, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document number 97714085, in Cook County, Illinois

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