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PT20-64305 FA

Doc# 2104706017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2021 08:27 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Mail To:

Debra Vale

630 Dundee Road ~~8220~~ 3220

Northbrook, IL 60062

Name & Address of Taxpayer:

Brendan TK Berg and Thomas C. Berg

5315 S. Harper Ave, Unit 3

Chicago, IL, 60615

Dec ID 20201001620952
ST/CO Stamp 0-823-665-632 ST Tax \$240.00 CO Tax \$120.00
City Stamp 0-135-790-048 City Tax: \$2,520.00

Prepared by: Hawbecker and Garver, LLC, 26 Plaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Kathleen B. Keller n/a Kathleen Keller Smith, married to Matthew Smith*, of 1131 E. 50th Street, 1A, Chicago, IL 60615, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Brendan ~~B~~ Berg, an unmarried man, and Thomas ~~B~~ Berg, a married man,

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 4137 Drew Ave S, Minneapolis, MN 55410, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, 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: 20-11-418-011-1039

Address of Real Estate: 5315 S. Harper Ave, Unit 3, Chicago, IL, 60615

MBG

KAS

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Dated this 7 day of October, 20 20

Kathleen B. Keller Kathleen Keller Smith
Kathleen B. Keller n/k/a Kathleen Keller Smith

[Signature]
*Matthew Smith, Signing For The Sole Purpose Of Waiving Homestead Rights

STATE OF ILLINOIS, COUNTY OF DU PAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Kathleen B. Keller n/k/a Kathleen Keller Smith**, 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 official seal, this 7th day of October, 20 20
[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF DU PAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Matthew Smith**, 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 official seal, this 7th day of October, 20 20
[Signature] (Notary Public)

[Signature]

[Signature]

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ALTA COMMITMENT FOR TITLE INSURANCE

COMMITMENT NO.: PT20-64305FA

EXHIBIT A

The Land is described as follows:

Unit 5313-3 in the Harper Place Condominium, as delineated on a Survey of the following described real estate:

Lots and part of Lots in Block 31 in Hyde Park, a Subdivision of the East 1/2 of the Southeast 1/4 of Section 11, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Survey is attached as an Exhibit to the Declaration of Condominium recorded as Document No. 0416639047, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office

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; and 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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