

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Elliott M. Berman
1442 W. School St., Unit 3
Chicago, IL 60657

MAIL REAL ESTATE TAX BILL TO:

Elliott M. Berman
1442 W. School St., Unit 3
Chicago, IL 60657

Doc#: 2105301538 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2021 01:21 PM Pg: 1 of 2

Dec ID 20210101621680
ST/CO Stamp 0-679-744-528 ST Tax \$659.50 CO Tax \$329.75
City Stamp 1-216-615-440 City Tax: \$6,924.75

(Reserved for Recordors Use Only)

THE GRANTOR: Brian Stratman, married to Lauren Stratman, of 1453 W. Melrose Street, Chciago, IL 60657, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Elliott M. Berman, A single man** of 360 W. Hubbard, Unit 3112, Chicago, IL 60654, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

PARCEL 1:

UNIT 3 IN THE 1442 WEST SCHOOL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 40 IN BLOCK 2 IN SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 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 96312826; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 96312826.

Commonly known as: 1442 W. School St., Unit 3, Chicago, IL 60657
PIN: 14-20-321-052-1003


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 public and utility easements; provided same do not violate any building lines or areas or interfere with the use of the property as a condominium residence; acts done or suffered by or through Grantee; homeowners or condominium association declaration and bylaws, if any, and general real estate taxes not yet due and payable as of the date hereof.


Chicago Title 21GNW693065PK 1 OF 2 ASV

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DATED this 18 day of January, 2021.



Brian Stratman



Lauren Stratman, signing for the sole
purpose of waiving homestead

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Brian Stratman**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

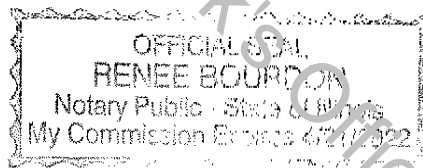
Given under my hand and official seal this 18th day of January, 2021.



Notary Public

NAME AND ADDRESS OF PREPARER:

Robert J. Di Silvestro
Attorney at Law
5231 N. Harlem Ave.
Chicago, IL 60656



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