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Doc# 2105728066 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/26/2021 02:42 PM Pg: 1 of 3

Dec ID 20201201678547
ST/CO Stamp 0-793-165-792 ST Tax \$323.00 CO Tax \$161.50
City Stamp 0-500-293-600 City Tax: \$3,391.50

WARRANTY DEED ILLINOIS STATUTORY

410570006 (1/2)

GIT

Property of

(The Above Space for Recorder's Use Only)

THE GRANTOR ZACH LANDUA, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Nicholas Feldmaier, of the City of _____, County of _____, State of _____, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

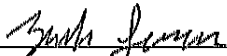
Permanent Index Number(s): 16-01-214-060-1001

Property Address: 1456 N. Artesian, Unit 1F, Chicago, IL 60622

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.

Dated this 2nd day of Dec, 2020.



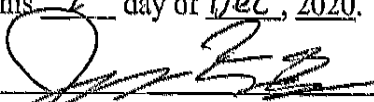
Zach Landua

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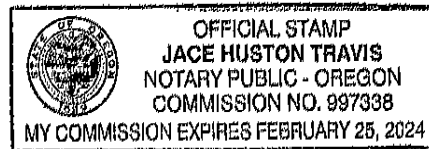
STATE OF *Oregon*)
) SS,
COUNTY OF *Multnomah*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zach Landua, 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 in the instrument as his 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 notarial seal, this 2nd day of Dec, 2020.



Notary Public





THIS INSTRUMENT PREPARED BY
The Rogers Law Group
100 South Saunders Road, Suite 150
Lake Forest, IL 60045


MAIL TO:

Law Firm of Mary F. Murray
6350 N. Cicero #200
Chicago, IL 60646

Grantee's address
SEND SUBSEQUENT TAX BILLS TO:

Nicholas Feldmaier
1456 N. Artesian
Unit 1F
Chicago, IL 60622

REAL ESTATE TRANSFER TAX		30-Dec-2020
	COUNTY:	161.50
	ILLINOIS:	323.00
	TOTAL:	484.50
16-01-214-060-1001 20201201678547 0-793-165-792		

REAL ESTATE TRANSFER TAX		30-Dec-2020
	CHICAGO:	2,422.50
	CTA:	969.00
	TOTAL:	3,391.50 *
16-01-214-060-1001 20201201678547 0-500-293-600		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 1F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1456 N. ARTESIAN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0429412128, AS AMENDED, IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office