

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY

1 of 2 2127909

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Doc#: 2107517221 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/16/2021 01:55 PM Pg: 1 of 2

Dec ID 20210201650531  
ST/CO Stamp 1-119-149-072 ST Tax \$470.00 CO Tax \$235.00  
City Stamp 1-245-084-688 City Tax: \$4,935.00

The Grantors, THOMAS J. DOWNEY AND KIMBERLY C. WILSON NKA KIMBERLY C. DOWNEY, husband and wife of 2342 W North Ave Chicago, IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid WARRANTS AND CONVEYS to Michael Filipski, a ~~person~~ person of ~~\_\_\_\_\_~~, and Jennifer Dickson, ~~a \_\_\_\_\_ person~~ *husband and wife* person of ~~\_\_\_\_\_~~ *2649 N Kedzie Ave Chicago, IL 60647*, all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit: *\* as tenants by the entirety*

UNIT 301 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT, IN 2342 NORTH AVENUE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:  
LOT 46 IN JOHN N. MASON'S SUBDIVISION OF THE WEST PART OF LOT 5 AND THE SOUTH 33 FEET OF LOT 3 IN THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED UNITS:  
RETAIL PROPERTY C1 WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JUNE 27, 2007 AS DOCUMENT 0717822067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH ON SAID DECLARATION AND SURVEY, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

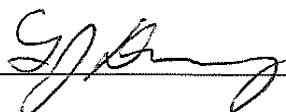
Address: 2342 W. North Ave., Unit 301, Chicago, IL 60647

PIN #: 14-31-326-082-1002

SUBJECT TO: Real Estate Taxes for the 2<sup>nd</sup> installment of 2020 and subsequent years.

To hold the property as *tenants by the entirety*

Dated this 26<sup>th</sup> day of February, 2021.

  
\_\_\_\_\_  
Thomas J. Downey  
*Jimmy Downey*  
\_\_\_\_\_  
Kimberly C. Wilson NKA Kimberly C. Downey

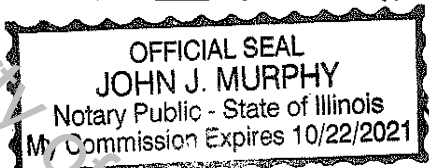
# UNOFFICIAL COPY

STATE OF Illinois,

COUNTY OF Cook,

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas J. Downey and Kimberly C. Wilson NKA Kimberly C. Downey personally known to me to be the same people whose name(s) 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 their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of February, 2021.



*John J. Murphy*  
\_\_\_\_\_  
Notary Public

My Commission Expires 10-22-2021

Prepared By: **John J. Murphy**  
6122 N. Neva  
Chicago, IL. 60631

Mail To: *Michael Filipski + Jennifer Dickson*  
*2342 W. North Ave., # 301*  
*Chicago, IL 60647*

Name and Address of Taxpayer: **Michael Filipski and Jennifer Dickson**  
2342 W North #301  
Chicago, IL 60647

*Cook County Clerk's Office*