

UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 3049690 1/2

Doc#: 2108307083 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/24/2021 07:49 AM Pg: 1 of 2

WARRANTY DEED

MAIL TO:

Kevin P. Mitrick

Lavelle Law

141 W. Jackson Blvd., Suite 2800

Chicago, IL 60604

Dec ID 20210301653894

ST/CO Stamp 2-067-979-280 ST Tax \$240.00 CO Tax \$120.00

City Stamp 0-994-237-456 City Tax: \$2,520.00

SEND SUBSEQUENT TAX BILLS TO: and grantee's address

Bridget Cato

2911 North Western Avenue, Unit 302

Chicago, IL 60018

The Grantor, DANIELLE LYNN BOHRER, an unmarried woman, of the City of Chicago, in the County of Cook, State of Illinois, in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, Convey and Warrants unto the Grantee, ~~BRIDGET CATO~~, in fee simple, the following described real estate situated in Cook County, in the State of Illinois, to wit:

"LASE LA...
Parcel 1
Parcel 2
Parcel 3

UNIT 302 IN THE RIVER WALK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-33, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099

c/k/a 2911 North Western Avenue, Unit 302, Chicago, IL 60018

PIN# 14-30-116-023-1027

Subject to 2020 and subsequent year's general real estate taxes, covenants, conditions, restrictions and easements of record. The grantors hereby covenant with the grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; and that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Dated this 2 day of March, 2021

UNOFFICIAL COPY

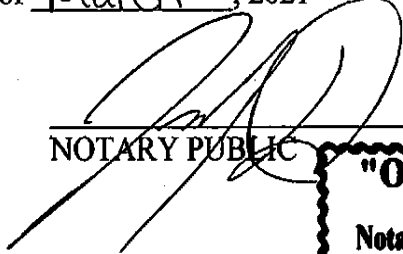
DANIELLE LYNN BOHRER

State of Illinois
County of Kane

I, the undersigned, a Notary Public in and for Said County, in the State aforesaid, DO HEREBY CERTIFY that DANIELLE LYNN BOHRER 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 2 day of March, 2021

Commission expires 12.30.2024



NOTARY PUBLIC



This instrument was prepared by Jerold A. Lazar, 611 S. Milwaukee Ave., Suite 12, Libertyville, IL 60048

Property of Cook County Clerk's Office