

UNOFFICIAL COPY

Doc#: 2109221441 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 02:50 PM Pg: 1 of 3

Dec ID 20210301669663
ST/CO Stamp 0-425-185-808 ST Tax \$810.00 CO Tax \$405.00
City Stamp 1-767-363-088 City Tax: \$8,505.00

FIRST AMERICAN TITLE
FILE # 3081153

WARRANTY DEED

Patrick J. Natale and Jennifer Ashley Natale, husband and wife, 2519 W. Homer St., Chicago, IL 60647 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **David Holtkamp and Adrienne Depaul**, husband and wife, 2519 W. Homer St., Chicago, IL 60647 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 13-36-407-047-0000

Address of Real Estate: 2519 W. Homer St., Chicago, IL 60647

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: 3/12, 2021

Patrick J. Natale
Patrick J. Natale

Jennifer Ashley Natale
Jennifer Ashley Natale

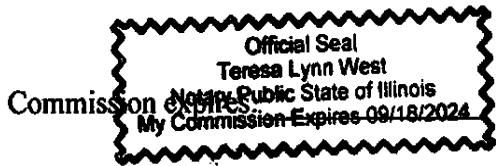
STATE OF Ill.)
) SS)
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Patrick J. Natale and Jennifer Ashley Natale are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 12th day of March, 2021

Teresa Lynn West
Notary Public



Prepared By:

Matthew Rich, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
David Holtkamp and Adrienne Depaul
2519 W. Homer St.
Chicago, IL 60647

UNOFFICIAL COPY**First American****Exhibit A**

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 3081153

Commitment File No.: 3081153

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

PARCEL 1:

UNIT 6: 2519 W. HOMER STREET, CHICAGO, IL 60647

THE EAST 21.00 FEET OF THE WEST 117.33 FEET OF THAT PART OF THE NORTH 49.30 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING EAST OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT ON SAID NORTH LINE BEING 308.13 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, AND SAID TRACT OF LAND BEING LOTS 1 TO 10 IN BLOCK 2 IN B. F. JACOBS SUBDIVISION OF BLOCK 2 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 1, 2 AND 3 IN PETER'S SUBDIVISION OF LOTS 11 TO 25 INCLUSIVE, IN BLOCK 2 IN B. F. JACOB'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL I AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS, EASEMENTS AND BY-LAWS FOR THE ENCLAVE TOWNHOMES HOMEOWNERS ASSOCIATION DATED JUNE 30, 2017 AND RECORDED JULY 3, 2017 AS DOCUMENT NUMBER 1718419026 AND FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY- LAWS FOR THE ENCLAVE TOWNHOMES HOMEOWNERS ASSOCIATION: ANNEXATION AMENDMENT DATED JANUARY 25, 2018 AND RECORDED FEBRUARY 2, 2018, 2018 AS DOCUMENT NUMBER 1803634060.

Note: For informational purposes only, the land is known as :

2519 West Homer Street
Chicago, IL 60647

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; 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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