

# UNOFFICIAL COPY

Doc#: 2110221324 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/12/2021 12:54 PM Pg: 1 of 3

Dec ID 20210301672566  
ST/CO Stamp 2-005-818-384 ST Tax \$395.00 CO Tax \$197.50  
City Stamp 1-398-430-224 City Tax: \$4,147.50

## Warranty Deed

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

*Above Space for Recorder's Use Only*

THE GRANTORS, **JAMES CONLEY AND KURT HEINRICH**, married to each other, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO GRANTEEES, **TREVOR PETERSON AND PALOMA PETERSON**, husband and wife, of the City of Chicago, State of Illinois, not as tenants in common or as joint tenants but as tenants by the entirety, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

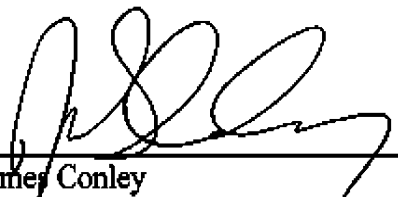
SUBJECT TO: General real estate taxes for 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax Number: 11-31-214-056-1005

Address of Real Estate: 1928 W. Morse Avenue, Unit 2W, Chicago, IL 60626 (Grantor's address)

Dated: March 11, 2021

  
James Conley

  
Kurt Heinrich

#STEWART TITLE 315065598

1136991 1012

# UNOFFICIAL COPY

STATE OF IL  
COUNTY OF Cook

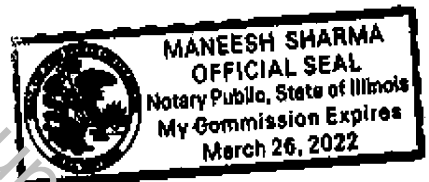
SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **JAMES CONLEY AND KURT HEINRICH**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this 11 day of March, 2021, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal on 3-11, 2021:

[Signature]  
Notary Public

My Commission expires: 3-26-22



Prepared By: Joy Collins  
Collins & Burton, Ltd.  
1300 W. Belmont Ave., Ste. 405  
Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX		02-Apr-2021
COUNTY:		197.50
ILLINOIS:		395.00
<b>TOTAL:</b>		<b>592.50</b>
11-31-214-056-1005   20210301672566   2-005-818-364		

REAL ESTATE TRANSFER TAX		02-Apr-2021
CHICAGO:		2,977.50
CTA:		1,165.00
<b>TOTAL:</b>		<b>4,142.50</b>
11-31-214-056-1005   20210301672566   1-398-430-224		

\* Total does not include any applicable penalty or interest due.

After Recording Return to:  
Trevor & Paloma Peterson  
1928 W. Morse, Unit 2W  
Chicago IL 60626

Send Subsequent Tax Bills to:  
Trevor & Paloma Peterson  
1928 W. Morse, Unit 2W  
Chicago, IL 60626

# UNOFFICIAL COPY

## Exhibit A

### **Legal Description**

PARCEL 1: UNIT 1928-2 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL); LOT 29 IN BLOCK 48 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD, OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32; ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1872 IN BOOK NUMBER 2 OF PLATS, PAGE NUMBER 79 THEREIN, AS DOCUMENT NUMBER 55227 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY DEVON BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 13, 1968 AND KNOWN AS TRUST NUMBER 1840 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23579607, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL, ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO THE PREMISES HEREIN, A PERPETUAL EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NO. P-3 DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.