

UNOFFICIAL COPY

Doc# 2111721105 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2021 09:32 AM Pg: 1 of 3

Dec ID 20210301668671
ST/CO Stamp 1-399-516-688 ST Tax \$276.00 CO Tax \$138.00
City Stamp 1-041-985-040 City Tax: \$2,898.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Kathryn Hart
4056 N. Sacramento Ave., Unit 1
Chicago, IL 60618

THE GRANTORS: Nathan W. Van Zuidam and Katharine M. Van Zuidam, husband and wife, of 8405 Autumn Dr., Woodridge, IL 60517, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Kathryn Hart, _____, of _____, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit.

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 4056 N. Sacramento Ave., Unit 1, Chicago, IL 60618
PIN: 13-13-327-031-1017

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities.

CFD/CALW/6/18/21
KAB
1/22
8/22

Property of Cook County Clerk's Office

UNOFFICIAL COPY

DATED this 12 day of April, 2021.

Nathan W. Van Zuidam
Nathan W. Van Zuidam

Katharine M. Van Zuidam
Katharine M. Van Zuidam

STATE OF Illinois)
COUNTY OF Cook)SS

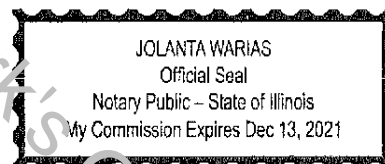
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Nathan W. Van Zuidam and Katharine M. Van Zuidam**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 this 12 day of April, 2021.

Jolanta Warias
Notary Public

NAME AND ADDRESS OF PREPARER:

David Frank
Attorney at Law
1211 Landwehr Rd.
Northbrook, IL 60062



UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 21CNW764432NB

For APN/Parcel ID(s): 13-13-327-031-1017

PARCEL 1:

UNIT 4056-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SACRAMENTO/BELLE PLAINE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0313910024, IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-17, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Property of Cook County Clerk's Office