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WARRANTY DEED

Doc#: 2111812079 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2021 11:52 AM Pg: 1 of 2

Dec ID 20210301660416
ST/CO Stamp 2-038-177-296 ST Tax \$265.00 CO Tax \$132.50
City Stamp 1-486-626-320 City Tax: \$2,782.50

MAIL TO:

Niko G. Mameris
Law Office of Niko G. Mameris
10661 S. Roberts Road, Suite #107
Palos Hills, IL 60465

NAME & ADDRESS OF TAXPAYER:

Fafa Opoku
1122 W. Catalpa Avenue, Unit 813
Chicago, IL 60640

GRANTOR(S), Eric Rosentreter and Susan Rosentreter, husband and wife, of 1122 W. Catalpa, Unit 813, Chicago, IL 60640, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Fafa Opoku of A SINGLE WIDOWMAN of Chicago, IL, all interest in the following described real estate situated in Cook County and State of Illinois, to wit: 6040 N Sheridan Apt 5B

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

Permanent Index No(s): 14-08-200-042-1199; 14-08-200-042-1311
Property Address: 1122 W. Catalpa Avenue, Unit 813 & P-361, Chicago, IL 60640

SUBJECT TO:

(1) General real estate taxes for the year 2020 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

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

DATED this X 10 day of X March, 20 21

X [Signature]
Eric Rosentreter

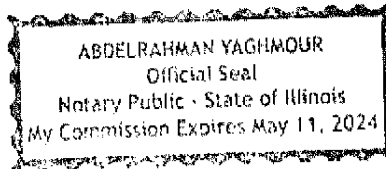
X [Signature]
Susan Rosentreter

STATE OF IL COUNTY OF COOK ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Eric Rosentreter and Susan Rosentreter, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 10th day of March, 20 21

X [Signature]
Notary Public



My commission expires X May 11, 2024

Prepared By:
Diaz Anselmo Lindberg, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

Chicago Title

CT-21CNW757094WNC 4/2 ECA

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EXHIBIT "A"

Order No.: 21CNW757094WC

For APN/Parcel ID(s): 14-08-200-042-1199 and 14-08-200-042-1311

UNITS 813 AND P-361, IN CATALPA GARDENS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 13 AND 14 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION; THAT PART OF LOT 13 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 OF BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AFORESAID LYING SOUTH OF THE NORTH 46 FEET THEREOF; AND THE VACATED ALLEY LYING BETWEEN SAID LOTS 13 AND 14 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AND THAT PART OF LOT 13 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 OF BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AFORESAID LYING SOUTH OF THE NORTH 46 FEET THEREOF, IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 30, 2007, AS DOCUMENT 0721103098, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

DePaul University
Cook County Clerk's Office