



2112441041D

Doc# 2112441041 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/04/2021 11:00 AM PG: 1 OF 3

WARRANTY DEED

THE GRANTORS, Erika Salomon and Erik Twombly, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, convey and warrant to Grant Heppes and Kelly Collins* of 1640 N. Leavitt, Chicago, IL, * husband and wife, 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

SUBJECT ONLY 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; HOMEOWNERS OR CONDOMINIUM ASSOCIATION DECLARATION AND BYLAWS, IF ANY, GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises NOT as tenants in common but as Joint Tenants forever.

Permanent Real Estate Index Number: 13-25-424-035-1003 Address of Real Estate: 2429 N. California #2S Chicago, IL 60647

DATED this 11 day of March, 2021

Erika Salomon (SEAL) Erik Twombly (SEAL)

Chicago Title

dist 004294 1 of 2

SY 3 SY-1 M SC E INT R

UNOFFICIAL COPY

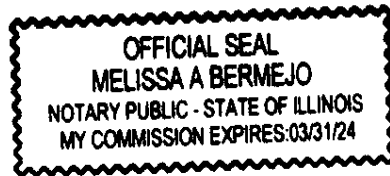
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Erika Salomon and Erik Twombly personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day 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, this 11th day of March, 2021.


Commission expires: 3/31/24

Melissa A. Bermejo
Notary Public





This instrument was prepared by: Joanne Pyes Dicker
300 West Adams Suite 330
Chicago, IL 60606

MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
<u>Kelly Collins</u>	<u>Kelly Collins</u>
<u>2429 N. California Ave, #25</u>	<u>2429 N. California Ave, #25</u>
<u>Chicago, IL 60647</u>	<u>Chicago, IL 60647</u>

REAL ESTATE TRANSFER TAX	17-Mar-2021
	CHICAGO: 2,287.50
	CTA: 915.00
	TOTAL: 3,202.50*

13-25-424-035-1003 | 20210301665086 | 1-576-677-904
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	17-Mar-2021
 	COUNTY: 152.50
	ILLINOIS: 305.00
	TOTAL: 457.50

13-25-424-035-1003 | 20210301665086 | 0-852-656-656

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Parcel 1: Unit Number 2S in the 2429-31 N. California Condominium, as delineated on a survey of the following described tract of Land:

Lots 17 and 18 in Block 4 in Harriet Farlin's Subdivision of the West 3/4 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 99776301; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2: The exclusive right to the use of Parking Space 2S a limited common element as delineated on the survey of the declaration aforesaid recorded as document number 99776301.

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