

# UNOFFICIAL COPY

Doc#: 2112420344 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/04/2021 11:46 AM Pg: 1 of 3

## WARRANTY DEED

MAIL TO:

Ashen Law Group  
217 W. Jefferson #601  
Chicago IL 60661

Dec ID 20210401600322  
ST/CO Stamp 0-440-606-224 ST Tax \$410.00 CO Tax \$205.00  
City Stamp 2-131-648-016 City Tax: \$4,305.00

NAME & ADDRESS OF TAXPAYER:

Susan Michaels  
2109 N. Campbell Avenue, Unit GS  
Chicago, Illinois 60647

THIS INDENTURE WITNESSETH, That the Grantor, **Matthew Davidman, married to Alexis Davidman \***, both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, Conveys and Warrants unto **Susan Michaels, of the City of Chicago, County of Cook, State of Illinois**, all of their right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to-wit:

Legally described on Exhibit A attached hereto and made a part hereof.

Subject to: covenants, conditions and restrictions of record which do not unreasonable interfere with the current use and enjoyment of the Unit as a condominium residence; building lines of record; public and utility easements; condominium declaration and bylaws and all amendments thereto, and all easements established by or implied therefrom; installments of regular condominium assessments not yet due and payable at closing; party wall rights and agreements, if any; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at closing.

Common Address: 2109 N. Campbell Avenue, Unit GS, Chicago, Illinois 60647

Real Estate Tax Permanent Index No.: 13-36-224-042-1006

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

[SIGNATURES ON FOLLOWING PAGE]

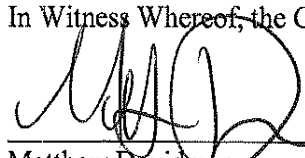
21007143995WB  
102

{00079093.DOC;v.1}

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[SIGNATURE PAGE TO WARRANTY DEED]

In Witness Whereof, the Grantor aforesaid has executed this Deed the 3 day of April, 2021.

  
Matthew Davidman

  
Alexis Davidman\*

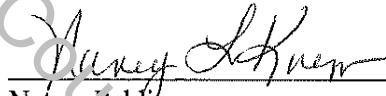
\* Alexis Davidman is executing this Deed solely for purposes of waiving her homestead rights in the property conveyed hereby.

STATE OF IL  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFIES THAT Matthew Davidman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his 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 notarial seal, this 13<sup>th</sup> day of April 2021.

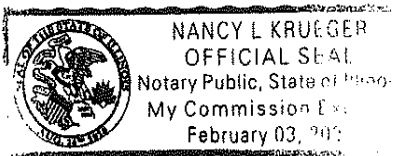


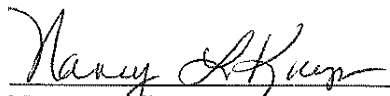
  
Notary Public  
My commission expires on 02/03/2023

STATE OF IL  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFIES THAT Alexis Davidman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her 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 notarial seal, this 13<sup>th</sup> day of April 2021.



  
Notary Public  
My commission expires on 02/03/2023

NAME AND ADDRESS OF PREPARER: Debra B. Yale, Esq., 630 Dundee Road, Suite 220, Northbrook, Illinois 60062

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 2109-GS AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-6 AND STORAGE SPACE 2109-S2, BOTH LIMITED COMMON ELEMENTS, IN THE 2103-09 N. CAMPBELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 50 FEET OF LOT 8 IN W.H. POWELL'S SUBDIVISION OF THE NORTH 423 1/2 FEET OF THE EAST 7 ACRES OF LOT 6 IN CIRCUIT COURT PARTITION OF POWELL'S ESTATE OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND

THE SOUTH 43.5 FEET OF LOT 8 IN W.H. POWELL'S SUBDIVISION OF THE NORTH 423 1/2 FEET OF THE EAST 7 ACRES OF LOT 6 IN CIRCUIT COURT PARTITION OF POWELL'S ESTATE OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 25, 2012 AS DOCUMENT 1229916054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

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