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Warranty Deed (ILLINOIS)

Doc#. 2112420430 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/04/2021 12:58 PM Pg: 1 of 2

Dec ID 20210401607790

ST/CO Stamp 0-914-931-216 ST Tax \$750.00 CO Tax \$375.00

City Stamp 0-378-060-304 City Tax: \$7,875.00

FIRST AMERICAN TITLE FILE # AF 1667202

THE GRANTOR(S), Matthew A Lillegard, a married man, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS, and WARRANT(S) to Mathew J. Simpson and Melissa B. Simpson, husband and wife, as Tenancy by the Entirity, of Chicago The property, the following described Real Estate situated in the County of Cook, State of Indiana.

PARCEL 1:

UNIT 1 IN 1520 WEST DIVERSEY PARKWAY CONDOMIN IUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 1/2 OF LOT 5 IN THE CHARLES LABEBMS SUBDIVISION OF THE SOUTH 173 FEET OF THE EAST 483 FEET OF BLOCK 4 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S SUBDIVISION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXMITT AT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1130422034 TOWNSHIP WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-1 AND R-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS COCUMENT NUMBER 1130422034.

Grewter Address 4 Address: 1520 West Diversey Parkway, Unit 1, Chicago, IL 60614

PIN #: 14-29-128-062-1001

SUBJECT TO general real estate taxes for 2020 and covenants, easements and restrictions of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 2nd of April, 2021.

Matthew A. Lillegard

___(Seal)

Rebecca Hulst (waiving homestead rights)

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State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **Matthew A. Lillegard and Rebecca Hulst**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of April, 2021.

SHIJO J MULLAPPALLIL —
Official Seal
Notary Public - State of Illinois
My Crimmission Expires Sep 21, 2022

Notary Public

This instrument was prepared

SHIJO J. MULLAPPALLIL Attorney at Law 4323 West Irving Park Road, Suite 1B Chicago, II 60641

Mail to:

Mathew J. Simpson and Melissa B. Sir aps 9 1520 West Diversey Parkway, Unit 1 Chicago, IL 60614 Law Offices of William Noelle 5605 Highland Solatine IL 60067

Office

Send subsequent tax bills to:

Mathew J. Simpson and Melissa B. Simpson 1520 West Diversey Parkway, Unit 1, Chicago, IL 60614