

# UNOFFICIAL COPY

Doc#: 2115212284 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2021 11:22 AM Pg: 1 of 3

Dec ID 20210501622485  
ST/CO Stamp 1-618-579-728 ST Tax \$635.00 CO Tax \$317.50  
City Stamp 1-818-497-296 City Tax: \$6,667.50

## WARRANTY DEED ILLINOIS STATUTORY

21 CST 153334VA

R12

(The Above Space for Recorder's Use Only)

THE GRANTOR Andrea H. Luce, a divorced woman not since remarried, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Sanford Valentin and Denise Valentin, 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 DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 17-10-107-016-1066

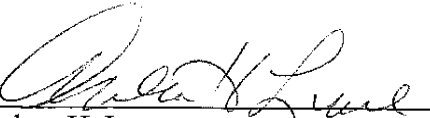
Property Address: 21 E. Huron St., Unit 1701, Chicago, IL 60611

**SUBJECT 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; and general real estate taxes not yet 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

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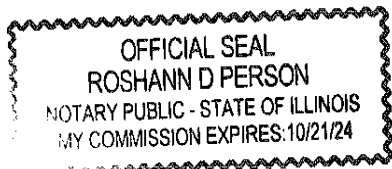
Dated this 11<sup>th</sup> day of May, 2021.

X  (Seal)  
Andrea H. Luce

STATE OF ILLINOIS           )  
  ) SS,  
COUNTY OF LAKE           )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrea H. Luce 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 in 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 11<sup>th</sup> day of May, 2021.



  
Notary Public

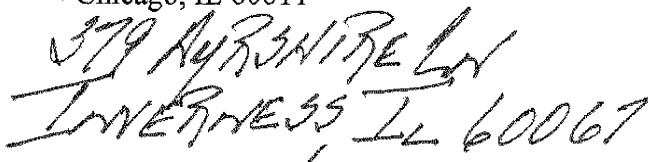
THIS INSTRUMENT PREPARED BY  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

MAIL TO:

Kelley, Kelley & Kelley Attorneys  
1535 W. Schaumburg Rd., Suite 204  
Schaumburg, IL 60194

SEND SUBSEQUENT TAX BILLS TO:

Sanford Valentin  
~~21 E. Huron St., Unit 1701  
Chicago, IL 60611~~

  
379 AIRSIDE LN  
LIVERNESS, IL 60067

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## EXHIBIT "A"

### Parcel A:

Unit 1701 in the Pinnacle Condominium as delineated on a Plat of Survey of the Pinnacle Condominium, which Plat of Survey is of part of the following described parcel of real estate:

The East 120 feet of Lots 9 and 10 in the Assessor's Division of Block 39 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, And is attached as Exhibit "D" to the Declaration of Condominium recorded November 1, 2004 in the Office of the Recorder of Deeds of Cook County, Illinois as document number 0430644109 as amended from time to time (the "Declaration"), together with the Unit's undivided percentage interest in the common elements.

### Parcel B:

Easement for the benefit of Parcel A as created by Declaration of Easements, Restrictions and Covenants recorded November 1, 2004 as document number 0430644108 (the "ECR"), for ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the retail property as more fully described therein and according to the terms set forth therein.

### Parcel C:

The exclusive right to the use of Parking Space Limited Common Element number P-659, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid.

Property of Cook County Clerk's Office