

# UNOFFICIAL COPY

1 of 2

PT21-70536FA

Doc# 2115912028 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/08/2021 05:18 AM Pg: 1 of 3

Dec ID 20210501617428  
ST/CO Stamp 1-782-628-624 ST Tax \$401.00 CO Tax \$200.50  
City Stamp 1-245-757-712 City Tax: \$4,210.50

## WARRANTY DEED ILLINOIS STATUTORY

THIS INSTRUMENT PREPARED BY  
Miranda E Byrd  
Mianda Byrd Law, LLC  
2502 N. Clark Street, Suite 230  
Chicago, IL 60618

(The Above Space for Recorder's Use Only)

THE GRANTORS <sup>H.</sup> Thomas Schmidt and <sup>B.</sup> Calli Schmidt both residing at 1175 Marvil Road, Lewes, DE 19958 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Wilson L. Murphy, a single man, and Erin C. Sanchez, a single woman, not as tenants by the entirety, nor as tenants in common, but as joint tenants, 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): 14-17-404-059-1011

Property Address: 4003 N. Kenmore, Unit 2, Chicago, IL 60613


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

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 23 day of APRIL, 2021.



Thomas Schmidt  
<sup>H.</sup>



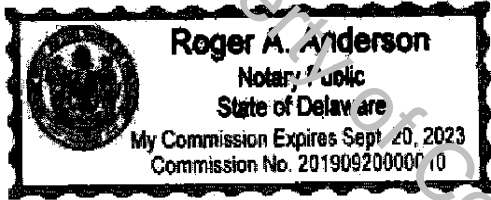
Calli Schmidt  
<sup>B.</sup>

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STATE OF DELAWARE )  
 ) SS,  
COUNTY OF SUSSEX )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Schmidt and Calli Schmidt personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 23 day of April, 2021.



Roger A. Anderson  
Notary Public

MAIL TO:

Same

SEND SUBSEQUENT TAX BILLS TO:  
Wilson L. Murphy  
4003 N. Kenmore  
Unit 2  
Chicago, IL 60613

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 4003-2 IN KENMORE MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 3 IN COLLINS AND MORRIS SUBDIVISION OF LOTS 18 AND 21 IN BLOCK 6 IN INGLEHART'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT 4 (EXCEPT THE WEST 50 FEET THEREOF) IN PEET'S SUBDIVISION OF LOT 24 IN SUBDIVISION OF THE WEST 205 FEET OF LOTS 18 AND 21 IN BLOCK 6 IN INGLEHART'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96078813 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-12, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96078813.