

# UNOFFICIAL COPY

PT21-91271

1/2

Doc# 2117445002 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/23/2021 09:18 AM Pg: 1 of 3

## WARRANTY DEED

The Grantors, **MATTHEW BIDDLE** and **KATHERINE MINECK**, married to each other, of the City of Chicago, County of Cook, and State of Illinois, for the consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to: **RYAN LETCHER**, a single person, and **BRAD PAUM**, a single person, not as tenants in common, but as joint tenants, whose address is 1111 West Cornelia Avenue, Chicago, Illinois 60657-1596, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

\* Bradley E. Baum

Dec ID 20210501641775  
ST/CO Stamp 1-336-912-144 ST Tax \$331.00 CO Tax \$165.50  
City Stamp 0-498-764-048 City Tax: \$3,475.50

(ABOVE SPACE FOR RECORDER'S USE ONLY)

### PARCEL 1:

UNIT NO. 919-2 IN THE TERESA TERRACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 30 (EXCEPT THE WEST 46-2/3 FEET), ALL OF LOT 31 AND THE WEST 10 FEET OF LOT 22 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, 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 NO. 08005033, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

UNIT NOS. P-69 AND P-76 IN THE EAST SUNNYCOURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN THE SUBDIVISION OF LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 18 IN H.J. WALLINGFORD'S SUBDIVISION OF THE 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, 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 NO. 08005034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any: 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.

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

Permanent Index Numbers: 14-17-226-020-1016  
14-17-222-023-1015  
14-17-222-023-1022

Commonly Known As: 919 W. SUNNYSIDE AVE., APT. 2N  
CHICAGO, IL 60640-6067

# UNOFFICIAL COPY

Dated this 10<sup>th</sup> day of May, 2021.

By: *Matthew Biddle*  
MATTHEW BIDDLE

By: *Katherine Mineck*  
KATHERINE MINECK

STATE OF ILLINOIS    )  
  ) ss.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MATTHEW BIDDLE** and **KATHERINE MINECK**, 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 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 10<sup>th</sup> day of May, 2021.

*(Signature)*  
\_\_\_\_\_  
(Notary Public)  
**GAIL MORRIS**  
**OFFICIAL SEAL**  
Notary Public, State of Illinois  
My Commission Expires  
May 11, 2021

This instrument was prepared by: **Gael Morris**  
**Lawrence & Morris**  
**2835 N. Sheffield Ave., Suite 222**  
**Chicago, IL 60657**

Mail Tax Bill To: **Ryan Letcher and Brad Baum**  
**919 W. Sunnyside Ave., Apt. 2N**  
**Chicago, IL 60640-6067**

Mail Recorded Deed To: **919 W. Sunnyside Ave., Apt. 2N**  
**Chicago, IL 60640-6067**

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## "Exhibit A"

### PARCEL 1:

UNIT NO. 919-2 IN THE TERESA TERRACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 30 (EXCEPT THE WEST 46-2/3 FEET), ALL OF LOT 31 AND THE WEST 10 FEET OF LOT 32 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, 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 NO. 03005033, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

UNIT NOS. P-69 AND P-76 IN THE EAST SUNNYCOURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN THE SUBDIVISION OF LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 18 IN H.J. WALLINGFORD'S SUBDIVISION OF THE 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

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