

UNOFFICIAL COPY

PT21-72221
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Doc# 2120121055 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2021 07:58 AM Pg: 1 of 3

Dec ID 20210601667019
ST/CO Stamp 1-688-876-304 ST Tax \$474.00 CO Tax \$237.00
City Stamp 0-071-070-992 City Tax: \$4,977.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS Charles Chow and LeAnne Chow, a married couple, of 625 West Stratford Place, Unit 2E, Chicago, IL 60657 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 Britta Petersen, a ~~woman~~ woman, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*OF 14810 4417" PINE BLVD, PLYMOUTH MN 55441

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-21-306-045-1004 and 14-21-306-045-1012

Property Address: 625 West Stratford Place, Unit 2E & P-5, Chicago, IL 60657

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.

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Dated this 21 day of May, 2021.

X [Signature]
Charles Chow

X [Signature]
LeAnne Chow

STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Charles Chow and LeAnne Chow, 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 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 21 day of May, 2021.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
Ivan Puljic
ATTORNEY AT LAW
10 S. LaSalle Street
Suite 2920
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Britta Petersen
625 West Stratford Place
Unit 2E
Chicago, IL 60657

BRITTA PETERSEN
625 W. STRATFORD PL Page 2 of 3
UNIT 2E
CHICAGO, IL 60657

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 2E and P-5 in the 623-25 W. Stratford Condominium, as delineated on a survey of the following described property:

the East 25 feet of Lot 21 and the West 25 feet of Lot 22 (except the Southerly 15 feet of said Lots) in the Subdivision of Block 13, in Hundley's Subdivision of Lots 3 to 21 and 33 to 37 inclusive in Pine Grove, a Subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached to the declaration of condominium recorded as document 0513145152, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use storage space S-4, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 0513145152.

14-21-306-045-1004 and 14-21-306-045-1012