

# UNOFFICIAL COPY

Doc# 2120207165 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/21/2021 10:19 AM Pg: 1 of 7

Dec ID 20210701689196  
ST/CO Stamp 0-297-000-208 ST Tax \$390.00 CO Tax \$195.00  
City Stamp 2-079-218-960 City Tax: \$4,095.00

## Warranty Deed

THE GRANTOR(S): **Nicolle Waldman and Ryan Coe, as tenants by the entirety** for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey(s) and warrant(s) to: **Richard Adam Thompson and Linda L Thompson**  
HUSBAND & WIFE

the following described Real Property, located in the County of **COOK**, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all government taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; building and zoning laws, leases and tenancies; and general real estate taxes not due and payable at the time of Closing.

PIN # **13-12-224-035-1004**

Commonly Known As: **5300 North Lincoln Avenue, Unit 2D, Chicago, IL 60625**

DATED THIS 24 DAY OF June, 2021

Nicolle Waldman  
Nicolle Waldman

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

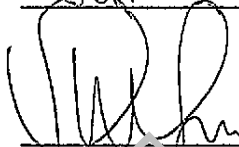
STATE OF CALIFORNIA )  
                                  ) SS  
COUNTY OF Ventura )

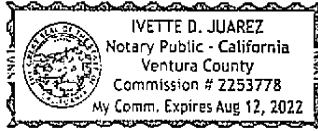
I, the undersigned, a Notary Public in and for said County, in the State of California, do hereby certify that **Nicolle Waldman**, known to me to be the same person(s) whose name(s) are/is subscribed to the foregoing instrument, appeared

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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 set forth.

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF June, 2021

  
\_\_\_\_\_  
Notary Public






Prepared by: Michael Mazek, 3805 N. Lincoln Ave., Chicago, IL 60613

Send subsequent tax bills to:

Mail recorded deed to:

RICHARD ADAM THOMPSON  
5300 N. LINCOLN AVE UNIT 2D  
CHICAGO IL 60625

REAL ESTATE TRANSFER TAX		01-Jul-2021
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00
13-12-224-035-1004   20210701689196   0-297-000-208		

REAL ESTATE TRANSFER TAX		01-Jul-2021
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *
13-12-224-035-1004   20210701689196   2-079-218-960		
* Total does not include any applicable penalty or interest due.		

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Warranty Deed

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HUSBAND & WIFE

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Subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all government taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; building and zoning laws, leases and tenancies; and general real estate taxes not due and payable at the time of Closing.

PIN # 13-12-224-035-1004

Commonly Known As: 5300 North Lincoln Avenue, Unit 2D, Chicago, IL 60625

DATED THIS 24 DAY OF June, 2021

[Signature]  
Ryan Coe

STATE OF ILLINOIS     )  
  )     SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Ryan Coe, known to me to be the same person(s) whose name(s) are/is subscribed to the foregoing instrument, appeared before

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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 set forth.

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF June, 2021

Emily Halpin  
Notary Public



Prepared by: Michael Mazek, 3805 N. Lincoln Ave., Chicago, IL 60613

Send subsequent tax bills to:

Mail recorded deed to:

RICHARD ADAM THOMPSON  
5300 N. LINCOLN AVE UNIT 2D  
CHICAGO, IL 60625

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

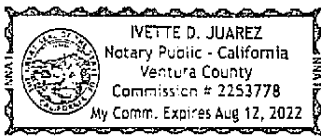
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Ventura  
 On June 4, 2021 before me, Ivette D. Juarez, Notary Public  
Date Here Insert Name and Title of the Officer  
 personally appeared Nicolle Waldman  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_  
 Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
 Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

BW21057294

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## Exhibit A

PARCEL 1: UNIT 2D IN 5300 NORTH LINCOLN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: LOTS 37, 38, AND 39 IN OLIVER SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF LINCOLN AVENUE, EXCEPTING THEREFROM PARCEL

2 (RETAIL PROPERTY UNIT B) AND PARCEL 3 (RETAIL PROPERTY UNIT A), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2: (RETAIL PROPERTY UNIT B): THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 37.82 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 50.02 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 4.84 FEET WEST OF THE SOUTHEAST CORNER OF LOT 39; THENCE WEST, A DISTANCE OF 22.37 FEET; THENCE NORTH, A DISTANCE OF 10.20 FEET; THENCE WEST, A DISTANCE OF 7.41 FEET; THENCE NORTH A DISTANCE 27.93 FEET; THENCE EAST, A DISTANCE OF 17.91 FEET; THENCE SOUTH, A DISTANCE OF 2.20 FEET; THENCE EAST, A DISTANCE OF 9.84 FEET; THENCE NORTH, A DISTANCE OF 0.87 FEET; THENCE EAST, A DISTANCE OF 2.00 FEET; THENCE SOUTH, A DISTANCE OF 37.67 FEET TO THE POINT OF BEGINNING, COOK COUNTY, ILLINOIS.

PARCEL 3: (RETAIL PROPERTY UNIT A): THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 37.82 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 50.02 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.76 FEET SOUTH AND 4.85 FEET WEST OF THE NORTHEAST CORNER OF LOT 37; THENCE SOUTH, A DISTANCE OF 37.00 FEET; THENCE WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH, A DISTANCE OF 0.24 FEET; THENCE

WEST, A DISTANCE OF 7.71 FEET; THENCE SOUTH, A DISTANCE OF 0.54 FEET; THENCE WEST, A DISTANCE OF 14.50 FEET; THENCE NORTH, A DISTANCE OF 10.36 FEET; THENCE WEST, A DISTANCE OF 5.80 FEET; THENCE NORTH, A DISTANCE OF 27.80 FEET; THENCE EAST, A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING, COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0716315136; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME,

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BW21057294

COOK COUNTY, ILLINOIS.

PARCEL 4: EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-17, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY AS DOCUMENT NUMBER 0716315136.

PARCEL 5: EASEMENT FOR INGRESS AND EGRESS AS CREATED BY RECIPROCAL EASEMENT DECLARATION DATED JUNE 12 2007 AND RECORDED AS DOCUMENT NUMBER 0716315135, BETWEEN LINCOLN MANOR CONDOMINIUM, LLC AND LINCOLN MANOR CONDOMINIUM ASSOCIATION.

PIN: 13-12-224-035-1004

For Informational Purposes only: 5300 North Lincoln Avenue, Unit 2D, Chicago, IL 60625

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