

UNOFFICIAL COPY

After recording return to:

Bethany Felder and Peter Preonas
1534 W. Thomas Street, Unit 1
Chicago, IL 60642

Doc#: 2120303043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 10:59 AM Pg: 1 of 2

Mail tax bill to:

Bethany Felder and Peter Preonas
1534 W. Thomas Street, Unit 1
Chicago, IL 60642

Dec ID 20210701605758
ST/CO Stamp 0-492-475-152 ST Tax \$552.00 CO Tax \$276.00
City Stamp 1-317-327-632 City Tax: \$5,796.00

Warranty Deed

THE GRANTOR(S), **THEODORE STONE AND NATALIE VAN METEK X/N/A NATALIE STONE, husband and wife OF CHICAGO, ILLINOIS,** COUNTY OF COOK, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS to BETHANY H FELDER,** a single person of Chicago, Illinois, as to an undivided Sixty-Seven (67%) Percent interest ("First Party"), AND **PETER D PREONAS,** a single person of Chicago, Illinois, as to an undivided Thirty-Three (33%) Percent interest ("Second Party"), with the First Party and Second Party holding as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Above Space for Recorder's Use Only

PARCEL 1:

UNIT 1 IN THE 1534 WEST THOMAS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 31 IN BLOCK 2 IN PAGE BROTHER'S SUBDIVISION OF BLOCK 15 AND THE NORTHWESTERLY 1/2 OF BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00627083, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00627083.

Permanent Real Estate Index Number: 17-05-301-058-1001

Address of Real Estate: 1534 W. Thomas Street, Unit 1, Chicago, Illinois 60642

hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO, 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.

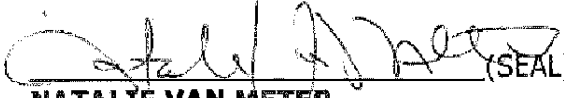
21783558-IL 1 of 2

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Dated this 14th day of July, 2021.



THEODORE STONE (SEAL)



NATALIE VAN METER (SEAL)



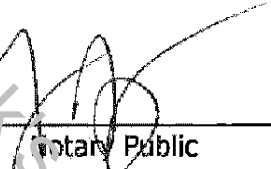
NATALIE STONE (SEAL)

Property of Cook County Clerk's Office

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THEODORE STONE AND NATALIE STONE 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 14th day of July 2021.



Notary Public

