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Doc# 2120921239 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/28/2021 10:52 AM Pg: 1 of 3

Dec ID 20210601680167
ST/CO Stamp 1-009-997-072 ST Tax \$375.00 CO Tax \$187.50
City Stamp 0-218-115-344 City Tax: \$3,937.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

RYAN A. MANDUEY
BLITCH WESTLEY BARBETTE, SC
1550 SPRING 23, STE. 120
OAK BROOK, IL 60523

MAIL REAL ESTATE TAX BILL TO:

Kevin Dietz
1100 W. Cornelia Ave., Unit 125
Chicago, IL 60657

PT21-72769 1/2

THE GRANTOR: Susanne L. Siegel, unmarried, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Kevin Dietz**, ~~unmarried~~, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*a single man

SEE ATTACHED LEGAL DESCRIPTION

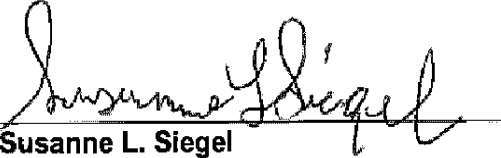
Commonly known as: 1100 W. Cornelia Ave., Unit 125, Chicago, IL 60657
PIN: 14-20-401-025-1026

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 17th day of June, 2021.

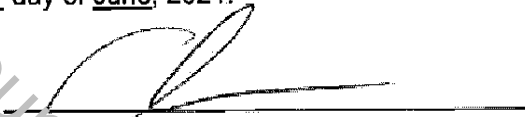


 Susanne L. Siegel

STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Susanne L. Siegel**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

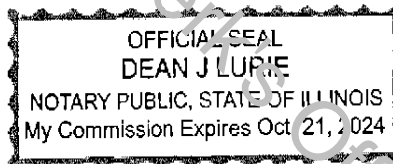
Given under my hand and official seal this 17th day of June, 2021.



 Notary Public

NAME AND ADDRESS OF PREPARER:

Dean J. Lurie
 Attorney at Law
 1 E. Wacker Dr., Suite 2610
 Chicago, IL 60601



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Legal Description

Parcel 1:

Unit number 125 in the Hawthorne Place II Condominium, as delineated on a survey of the following described tract of land:

Block 4 in Ernest J. Lehmann's Subdivision of Lot 4 in Assessor's Division of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian; also that part of the following described tract of land lying North of and adjoining the North Line of Cornelia Street and lying South of and adjoining the South Line of Eddy Street described as follows:

That part of Lot 4 in Assessor's Division of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows:

A strip of land 25 feet on each side and parallel to the following described center line; commencing at a point in the South Line of Said Lot 4 which is 201.8 feet East of the Southwest corner of Said Lot 4; thence Northeasterly 301.2 feet; thence Northeasterly on a 2 degree curve to the left 725 feet to a point on the North Line of Said Lot 4 which is 585.8 feet East of the Northwest corner of Said Lot 4, (except the Westerly 18 feet lying Southerly of the following line:

Beginning on the Westerly line an arc distance of 195.25 feet from the Southwesterly corner, thence Southeasterly 60 degrees from the chord to said Southwesterly corner;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 89392507; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-34A, a limited common element, as delineated on the Survey attached to the Declaration aforesaid, recorded as document 89392507.