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21238330330

WARRANTY DEED

ILLINOIS STATUTORY
(INDIVIDUAL to INDIVIDUAL)

Doc# 2123833033 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2021 10:27 AM PG: 1 OF 3

Send Subsequent Tax Bills to:

Kendall Petykiewicz
50 E. Bellevue Pl., Unit 2103
Chicago, IL 60610

Mail to:

KENDALL PETYKIEWICZ
50 E. BELLEVUE PL., UNIT 2103
CHICAGO, IL 60610

THE GRANTOR(S), **DENISE JANISZEWSKI**, a single woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to: **Kendall Petykiewicz**, of 220 E. Illinois #1404, Chicago, IL 60611 all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

See attached Legal Description as Exhibit A

Property Index Number: 17-03-202-065-1108

Common Address: 50 E. Bellevue Pl., Unit 2103
Chicago, IL 60610

SUBJECT TO, IF ANY: covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special government taxes or assessments confirmed or unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

REAL ESTATE TRANSFER TAX 27-Jun-2021



COUNTY: 157.50
ILLINOIS: 315.00
TOTAL: 472.50

17-03-202-065-1108 | 20210501645489 | 0-992-947-472

REAL ESTATE TRANSFER TAX 27-Jun-2021



CHICAGO: 2,362.50
CTA: 945.00
TOTAL: 3,307.50

17-03-202-065-1108 | 20210501645489 | 1-459-760-400

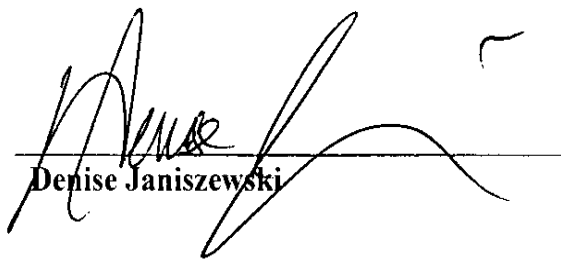
* Total does not include any applicable penalty or interest due.

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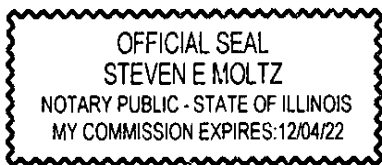
IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents this 26 day of May, 2021.

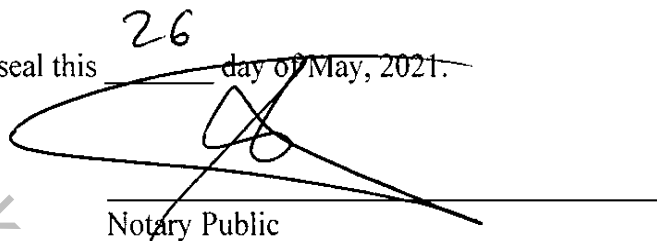

Denise Janiszewski

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Denis Janiszewski, 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 severally acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26 day of May, 2021.




Notary Public

This Instrument was prepared by:

Steven E. Moltz
PALMISANO & MOLTZ
19 S. LaSalle St., Suite 900
Chicago, IL 60603

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NUMBER 2103, IN THE 50 EAST BELLEVUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 12 FEET OF LOT 31 AND ALL OF LOTS 32 TO 37 BOTH INCLUSIVE, AND THE EAST 8 FEET OF LOT 38 IN BLOCK 1 IN POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 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 25221794, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Index Number: 17-03-202-065-1108

Common Address: 50 East Bellevue Place, Unit 2103, Chicago, IL 60610