

# UNOFFICIAL COPY

1 of 2

PT21-73438

## WARRANTY DEED

**Statutory  
(ILLINOIS)  
(Individual to Individual)**

Doc# 2123925162 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/27/2021 11:59 AM Pg: 1 of 3

Dec ID 20210701696683  
ST/CO Stamp 1-707-371-792 ST Tax \$370.00 CO Tax \$185.00  
City Stamp 0-441-715-472 City Tax: \$3,885.00

Above Space for Recorder's Use Only

**THE GRANTOR, JOSHUA BRATZ, married to BRETT R. NELSON\***, of 6654 North Bosworth Avenue, Chicago, Illinois 60626 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, **CONVEY** and **WARRANT** to **BRITTANY ROEPER, a single person**, of 2343 West Ainslie Street, Unit 1, Chicago, Illinois 60625, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 13-36-201-033-1003  
c/k/a: 2654 West Medill Avenue, Unit 103, Chicago, Illinois 60647

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

subject only 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.

- SIGNATURE PAGE FOLLOWS -

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Dated this 9 day of July, 2021

[Signature] (SEAL)  
JOSHUA BRATZ

[Signature] (SEAL)  
BRETT R. NELSON\*

\* signing solely to waive any homestead rights to the property

State of Illinois }  
                          } SS  
County of Cook }

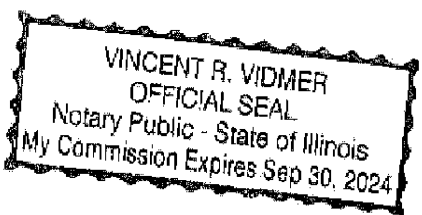
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOSHUA BRATZ, married to BRETT R. NELSON\***, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 9<sup>th</sup> day of July, 2021

[Signature]  
NOTARY PUBLIC

My Commission Expires: September 30, 2024

This instrument was prepared by:  
Vincent R. Vidmer, Esq.  
The Law Office of Vincent R. Vidmer  
218 North Jefferson Street  
Suite 101  
Chicago, Illinois 60661  
Phone: (312) 878-7640



**MAIL TO:**  
Judy DeAngelis  
767 Walton Lane  
Graylake IL 60030

**SEND SUBSEQUENT TAX BILLS TO:**  
Brittany Roeper  
2654 W. Medill Ave. Unit 103  
Chicago, IL 60647

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## LEGAL DESCRIPTION

PARCEL 1:

UNIT 103 IN MEDILL STREET LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 TO 15, INCLUSIVE, IN BLOCK 1 IN C. E. WOOLEY'S SUBDIVISION OF 7 1/2 ACRES EAST OF AND ADJOINING THE WEST 10 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95738626, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-103, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95738626.

P.I.N.: 13-36-201-033-1003

c/k/a: 2654 West Medill Avenue, Unit 103, Chicago Illinois 60647