

UNOFFICIAL COPY

Doc#: 2125607661 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2021 02:07 PM Pg: 1 of 3

PT21-74762FA 1/2
WARRANTY DEED
ILLINOIS STATUTORY

Mail To:

SCOTT SCHWENDENER; ERIN GROHMAN
1916 N. KEDZIE AVE # 2R
CHICAGO IL 60647

Name & Address of Taxpayer:

Scott Schwendener and Erin Grohman

1916 N. Kedzie Avenue, Unit 2R

Chicago, IL, 60647

Dec ID 20210801641915
ST/CO Stamp 1-142-093-584 ST Tax \$480.00 CO Tax \$240.00
City Stamp 1-915-096-848 City Tax: \$5,040.00

Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Brian Wilson, an unmarried man of 1916 N. Kedzie Avenue, Unit 2R, Chicago, State of Illinois, 60647, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Scott Schwendener and Erin Grohman, BOTH SINGLE AS

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

~~Individually~~

~~as Tenants in Common~~

as Joint Tenants

~~not as joint tenants, nor tenants in common, but as Tenants by the Entirety~~

Whose address is 550 W SURT # 218 Chicago IL 60657, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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

Permanent Real Estate Index Number: 13-35-405-054-1004

Address of Real Estate: 1916 N. Kedzie Avenue, Unit 2R, Chicago, IL, 60647

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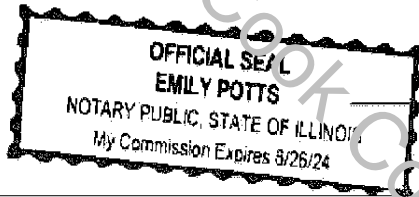
Dated this 20 day of AUGUST, 20 21.

Brian Wilson
Brian Wilson

STATE OF ILLINOIS, COUNTY OF DELAWARE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Brian Wilson**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 20 day of AUGUST, 20 21.



Emily Potts (Notary Public)

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Exhibit A

Parcel 1:

Unit number 2R in 1916 N. Kedzie Condominium, as delineated on a Plat of Survey of the following described tract of Land:

Lot 39, in Block 1, in Winkelman's Resubdivision of Blocks 1 to 12, in Simon's Original Subdivision of the Southeast 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian;

Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded July 25, 2012 as Document No. 1220722000, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-4 and Roof Deck Space R-1, as limited common elements, as set forth in the Declaration of Condominium and Survey attached thereto.

Property of Cook County Clerk's Office