

UNOFFICIAL COPY

Doc#: 2127228486 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2021 01:19 PM Pg: 1 of 3

Dec ID 20210901688123
ST/CO Stamp 1-051-693-200 ST Tax \$477.50 CO Tax \$238.75
City Stamp 1-569-886-352 City Tax: \$5,013.75

WARRANTY DEED ILLINOIS STATUTORY

TENANCY BY THE ENTIRETY

FD 211502
1042-

(The Above Space for Recorder's Use Only)

THE GRANTORS Jonathan J. Lopez and Kimberly M. Lopez, a married couple, of 2801 North Wolcott Avenue, Unit C, Chicago, IL 60657 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Brandon Houzz and Kimberly Houzz, a married couple, of 320 West Illinois Street, Unit C111, Chicago, IL 60654, not as Tenants in Common, nor as Joint Tenants, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-30-222-173-1061


Property Address: 2801 North Wolcott Avenue, Unit C, Chicago, IL 60657

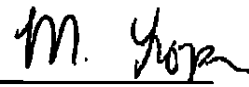
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record 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.

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Dated this 25 day of August, 2021.

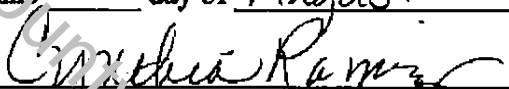
X 
Jonathan J. Lopez

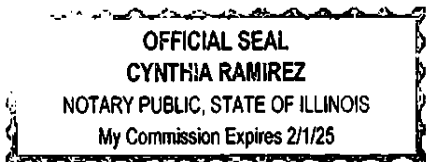
X 
Kimberly M. Lopez

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jonathan J. Lopez and Kimberly M. Lopez, 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 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 notarial seal, on 25 day of August, 2021.



Cynthia Ramirez
Notary Public



THIS INSTRUMENT PREPARED BY

Michelle Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		29-Sep-2021	
		COUNTY:	238.71
		ILLINOIS:	477.42
		TOTAL:	716.13
14-30-222-173-1061		20210901608123	1-051-693-200

REAL ESTATE TRANSFER TAX		29-Sep-2021	
		CHICAGO:	3,581.25
		CTA:	1,432.50
		TOTAL:	5,013.75*
14-30-222-173-1061		20210901688123	1-569-886-352

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

MAIL TO:
Kenneth Woodberry
ATTORNEY AT LAW
4946 S. Drexel Blvd., Unit A
Chicago, IL 60615

SEND SUBSEQUENT TAX BILLS TO:

Brandon and Kimberly Houzz
2801 North Wolcott Avenue
Unit C
Chicago, IL 60657

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 2801-C in the Landmark Village Condominium, as delineated on the plat of survey of the following described parcels of real estate:

Lots 2, 3, 5, 6, 7 and 20 in Landmark Village - Unit One, being a Resubdivision of Lots 96 through 105, inclusive, Lot 107 and Lots 154 through 164, inclusive in W.M. Deering's Diversey Avenue Subdivision in the Southwest 1/4 of the Northeast 1/4 of section 30, township 40 North, range 14 East of the Third Principal Meridian, and part of vacated West George Street lying South of and adjacent to said Lots 154 through 164 and part of Lots 1 and 2 in owner's plat of part of the Southwest 1/4 of the Northeast 1/4 of section 30, township 40 North, range 14, East of the Third Principal Meridian, according to the plat thereof recorded July 26, 1994 as Document 94658101, in Cook County, Illinois.

and

Lots 23 and 45 in Landmark Village Unit 2, being a resubdivision of Lots 165 through 175, inclusive, and Lots 222 through 232, inclusive, in the W.M. Deering's Diversey Avenue Subdivision in the Southwest 1/4 of the Northwest 1/4 of section 30, township 40 North, range 14 East of the Third Principal Meridian, and part of vacated West George Street lying North of and adjacent to said Lots 165 through 175, and part of vacated West Wolfram Street lying South of and adjacent to said Lots 222 through 232, and part of Lot 2 in owner's plat of part of the Southwest 1/4 of the Northeast 1/4 of section 30, township and range aforesaid, East of the Third Principal Meridian, according to the Plat thereof recorded January 12, 1995 as Document 95027318, in Cook County, Illinois.

and

Lots 59, 66, 67, 68, 69, 70 and 71 in Landmark Village - Unit 3, being a re-subdivision of Lots 233 through 243, inclusive, and Lots 290 through 300, inclusive, W. M. Deering's Diversey Avenue Subdivision in the Southwest 1/4 of the Northeast 1/4 of section 30, township 40 North, range 14 East of the Third Principal Meridian, and part of vacated West Wolfram Street lying North of and adjacent to said Lots 233 through 243, and part of Lot 2 in owner's plat of part of the Southwest 1/4 of the Northeast 1/4 of section 30, township and range aforesaid, East of the Third Principal Meridian, according to the Plat thereof recorded May 4, 1995 as Document 95295114, in Cook County, Illinois which survey is attached as exhibit 'E' to the declaration of condominium recorded in the office of the recorder of deeds of Cook County, Illinois on July 28, 1994 as Document 94667604, as amended from time to time, and certificate of correction recorded August 22, 1996 as Document 96646366, and amended by amendments recorded on September 16, 1994 as Document 94812243 and recorded on November 16, 1994 as Document 94972758, and recorded on January 17, 1995 as Document 95034418, and recorded on May 11, 1995 as Document 95310157, and recorded June 27, 1995 as Document 95414357 and recorded September 22, 1995 as Document 95657251 and recorded on December 7, 1995, as Document 95852534 and recorded April 24, 1996 as Document 96308494, and recorded May 24, 1996 as Document 96395273, and recorded August 22, 1996 as Document 96646367, and amended from time to time, together with its undivided percentage interest in the said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey), all in Cook County, Illinois.

Parcel 2:

Perpetual non-exclusive easement to and for the benefit of parcel 1 for ingress and egress in, to, over and across Lots 21, 22, 58 and 72 as created and set out in the Plats of resubdivision for Landmark Village, Unit One recorded as Document Number 94658101 and For Landmark Village - Unit 2 recorded as Document 95027318, and for Landmark Village - Unit 3 recorded as Document 95295114 and declaration of easements, restrictions and covenants for Landmark Village Homeowners Association recorded July 28, 1994 as Document 94667605 and declaration of correction recorded August 22, 1996 as Document 96646368 and amended by first amendment recorded on January 17, 1995 as Document 95034419.

14-30-222-173-1061