

UNOFFICIAL COPY

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

PT 21-72815
142

Mail Document to:
Mr. Donald Kailbassa
Attorney At Law
203 N. LaSalle St., Unit 2100
Chicago, IL 60601

Mail Tax Bill to:
Joseph Honold & Nicole Wilans
1035 W. Monroe St. Unit 3
Chicago, IL 60607

Doc# 2127441045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/01/2021 02:23 PM Pg: 1 of 2

Dec ID 20210601682861
ST/CO Stamp 0-736-472-848 ST Tax \$580.00 CO Tax \$290.00
City Stamp 0-767-405-840 City Tax: \$6,090.00

The above space for recorder's use only

THE GRANTORS, **JASON J. BURIAN and KATHRYN BURIAN, His Wife**, and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration, in hand paid, Convey(s) and Warrant(s) to

JOSEPH HONOLD and NICOLE ~~WILANS~~ HONOLD, HUSBAND AND WIFE

TENANTS BY THE ENTIRETY

as joint tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Pin No. 17-17-211-043-1003
Address of Real Estate: 1035 W. Monroe St., Unit 3, Chicago, IL 60607

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; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 30 day of August, 2021.



JASON J. BURIAN



KATHRYN BURIAN

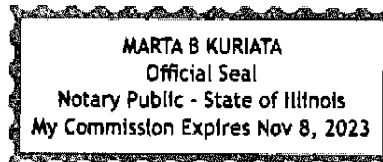
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State of Illinois)
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **JASON J. BURIAN and KATHRYN BURIAN, His Wife**, 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 notarial seal this 30th day of August, 2021.

SUBSCRIBED AND SWORN TO BEFORE me this 30th day of August, 2021

Marta B. Kuriata
 Notary Public



LEGAL DESCRIPTION

Parcel 1:

Unit 3 in the 1035 West Monroe Condominium as delineated on a survey of the following described real estate:

The West 25.00 feet of the East 75.58 feet of the North 116.67 feet of that part of Lots 6 and 7 (except the South 12.00 feet of said Lots) taken as a single tract in Assessor's Division of Sub-Lot 1 of Lot 1 in Block 13 of Canal Trustees' Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois and the West 26.64 feet of the East 79.92 feet of aforesaid tract, excepting therefrom the North 116.67 feet thereof.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0630615007, and as amended, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space P-1, a limited common element, as delineated on the Survey attached to the Declaration aforesaid, recorded as document number 0630615007.

Parcel 3:

Easement for Ingress and Egress for the benefit of Parcel 1 as set forth in Declaration of easement recorded February 23, 2005 as document No. 0505439109.

Pin No. 17-17-21-043-1003

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