

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#. 2127728417 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2021 02:03 PM Pg: 1 of 3

Dec ID 20210901689583
ST/CO Stamp 2-027-737-232 ST Tax \$600.00 CO Tax \$300.00
City Stamp 0-049-819-792 City Tax: \$6,300.00

FIRST AMERICAN TITLE
FILE # AF 1014141 '11

FATIC No.: AF1014141

THE GRANTOR(S) Kevin A. Lutsch and Kathleen M. Farrell n/k/a Kathleen Lutsch, of the City of Chicago, County of Cook, State of Illinois, 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 Deborah Stafford and Mark Stafford, as tenants by the entirety, of 2301 W. Wabansia #3, Chicago, IL 60647, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Exhibit "A" attached hereto and made a part hereof

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.

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

Permanent Real Estate Index Number(s): 14-28-203-028-1028

Address(es) of Real Estate: 320 W Oakdale, #1201
Chicago, Illinois 60657



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Dated this 24th day of September, 20 21

[Signature]
Kevin A. Lutsch

[Signature]
Kathleen M. Farrell n/k/a Kathleen Lutsch

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin A. Lutsch and Kathleen M. Farrell n/k/a Kathleen Lutsch, personally known to me to be the same person(s) whose name(s) 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 24th day of September, 20 21



[Signature]
Notary Public

Prepared by:
A. Andrew Makhlouf
500 Spring Road
Elmhurst, IL 60126

Mail to: Deborah A. Stafford
320 W. Oakdale Ave. #1201
Chicago, IL 60657

Name and Address of Taxpayer:
Deborah A. Stafford
320 W. Oakdale Ave., #1201
Chicago, IL 60657

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Exhibit "A" – Legal Description

UNIT NUMBER 1201 IN THE 320 OAKDALE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOTS 2, 3 AND 4 AND THE SOUTH 33 FEET OF LOT 1 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 8, 198 FEET WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY A DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ON OCTOBER 31, 1904, IN CASE NO. 256886 SAID POINT BEING ON THE NORTH LINE OF OAKDALE AVENUE AND ON THE WEST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE RUNNING NORTH ON THE WEST LINE OF SAID 18 FOOT PUBLIC ALLEY (SAME BEING A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF LINCOLN PARK) 140.34 FEET TO THE SOUTH LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE WEST ON THE SOUTH LINE OF SAID 18 FOOT PUBLIC ALLEY (BEING A LINE PARALLEL WITH NORTH LINE OF SAID OAKDALE AVENUE) 116.8 FEET TO A POINT 344.8 FEET WEST OF THE SAID WEST BOUNDARY LINE OF LINCOLN PARK (SAID POINT BEING 314 FEET EAST OF THE WEST LINE OF THE EAST FRACTIONAL HALF OF SAID SECTION 28 AND 274 FEET EAST OF THE EAST LINE OF SHERIDAN ROAD AS NOW LOCATED); THENCE SOUTH ALONG A LINE PARALLEL WITH WEST LINE OF THE EAST FRACTIONAL HALF OF SAID SECTION 28, 140.33 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 8 (WHICH SAID LAST MENTIONED LINE IS ALSO THE NORTH LINE OF OAKDALE AVENUE); THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8 (SAID LINE BEING THE NORTH LINE OF OAKDALE AVENUE) 112 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26508386, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



First American
Title Insurance Company

Warranty Deed - Individual