

UNOFFICIAL COPY



Doc# 2127915020 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/06/2021 01:56 PM PG: 1 OF 2

WARRANTY DEED

Illinois, Joint Tenancy

ORNT No: 21142597

THIS INDENTURE WITNESSETH, that the Grantor(s), **PHILLIP FOWLER**, a married man, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to **BRIAN WALTERS AND STEPHANIE WALTERS**, married, of 1820 N. Spaulding Ave., Chicago, Illinois, not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit:

UNIT P42 IN PARC LOFT CONDOMINIUMS OF SPAULDING, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 3/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK, 297 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, AND RUNNING THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 124.95 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF BLOCK 10, A DISTANCE OF 82.00 FEET, THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID WEST LINE A DISTANCE OF 9.55 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 95.44 FEET; THENCE NORTH ALONG A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTERLINE OF BLOCK 10, A DISTANCE OF 135.91 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF BLOCK 10 A DISTANCE OF 177.45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0600432037 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Real Estate Index Number: 13-35-409-046-1091

Address of Real Estate: 1820 N. Spaulding Ave., P-42, Chicago, IL 60647

[SIGNATURE PAGE FOLLOWS]

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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; general real estate taxes not yet due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20 Day of September, 2021

REAL ESTATE TRANSFER TAX 06-Oct-2021



CHICAGO: 135.00
CTA: 54.00
TOTAL: 189.00 *

13-35-409-046-1091 | 20210901689659 | 1-508-640-912

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

PHILLIP FOWLER

THIS IS NOT HOMESTEAD PROPERTY

STATE OF Illinois
COUNTY OF COOK ss.

REAL ESTATE TRANSFER TAX 06-Oct-2021

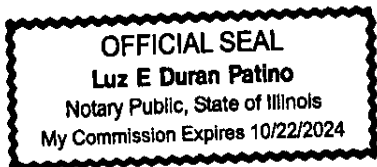


COUNTY: 9.00
ILLINOIS: 18.00
TOTAL: 27.00

13-35-409-046-1091 | 20210901689659 | 1-947-011-216

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Phillip Fowler, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 20th day of Sept, 2021.



Notary Public

This Instrument was prepared by:
Aldon W. Patt / Law Offices of Aldon W. Patt
120 W. Madison Street, Suite 200-60
Chicago IL 60602
Tel: (312) 641-0885

Send Future Tax Bills to:
BRIAN WALTERS
STEPHAINE WALTERS
1820 N SPAULDING 101
CHICAGO, IL 60647

After recording return document to:
BRIAN WALTERS
STEPHAINE WALTERS
1820 N SPAULDING #101
CHICAGO, IL 60647