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Doc#: 2128018332 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/07/2021 12:54 PM Pg: 1 of 2

Dec ID 20210901690720
ST/CO Stamp 1-168-093-328 ST Tax \$425.00 CO Tax \$212.50
City Stamp 1-490-006-160 City Tax: \$4,462.50

PT21-76290

lof2

WARRANTY DEED (Illinois)

THIS DEED is made as of the 27 day of September, 2021, by and between

LINDA S. SIMMONS, TRUSTEE UNDER
THE LINDA S. SIMMONS REVOCABLE
TRUST DATED APRIL 29, 2016

("Grantor," whether one or more),

and

ANDREW C. HAFENSCHER, A SINGLE
PERSON

~~151 W. 42ND ST. #4, NEW YORK, NY 10036~~

605 W. 42ND ST, Penthouse 1B, New York, NY 10036

AKA

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

Unit 21-B in the 1516 North State Parkway Condominium as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel). The South 15 feet of Lot 15, and all of Lots 16, 17 and 18 in subdivision of Lot 'A' in Block 1 in Catholic Bishop of Chicago Subdivision of Lot 13, in Bronson's addition to Chicago, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian; Which survey is attached as exhibit "A" to the Declaration of Condominium made by Chicago Title and Trust Company, as Trustee under trust agreement dated August 13, 1976 known as trust number 1068278, recorded in the Office of the Recorder of Cook County, Illinois, as document number 23885634; together with its undivided percentage interest in the common elements in Cook County, Illinois.

COMMONLY KNOWN AS: 1516 N. STATE PARKWAY, UNIT 21B, CHICAGO, IL 60610

PARCEL INDEX NUMBER (PIN): 17-04-210-028-1033

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such

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exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 27 day of September, 2021.

Linda S. Simmons
LINDA S. SIMMONS, TRUSTEE UNDER THE LINDA S. SIMMONS
REVOCABLE TRUST DATED APRIL 29, 2016

Prepared by: Rosenthal Law Group, LLC 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: _____

SEND SUBSEQUENT TAX BILLS TO: ANDREW C. HAFENSCHER
1516 N. STATE PARKWAY, UNIT 21B, CHICAGO, IL 60610

OR RECORDER'S OFFICE BOX NO. _____

STATE OF IL)
COUNTY OF Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that LINDA S. SIMMONS, TRUSTEE UNDER THE LINDA S. SIMMONS REVOCABLE TRUST DATED APRIL 29, 2016 is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of September, 2021.

Notary Public *[Signature]*

My Commission Expires: 6-19-24

