

UNOFFICIAL COPY

Saturn Title LLC
2129938

192

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Doc# 2128718017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/14/2021 07:16 AM Pg: 1 of 3

Dec ID 20211001695929
ST/CO Stamp 1-468-197-008 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-930-487-952 City Tax: \$3,412.50

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), John C. Xiques, A married man of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Alyssa Strandberg and Samuel Voss, both single of 3712 W. Belmont Ave., Unit 2R, Chicago, IL 60618,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

This is not homestead property as to the grantor

Permanent Index Number(s): **14-30-116-023-1033 & PIN#**

Property Address: **2911 N. Western Ave., Unit 308, Chicago, IL 60618**

Dated September 20 2021.



John C. Xiques

UNOFFICIAL COPY

STATE OF ILLINOIS)
)) SS.
COUNTY OF Cook))

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John C. Ziques personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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.

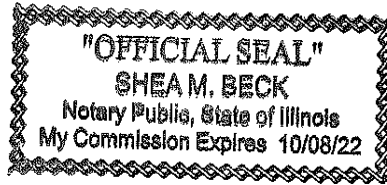
Given under my hand and notarial seal, this 27 day of September 2021

[Signature]

Notary Public

My commission expires: 10/8/22

THIS DOCUMENT PREPARED BY:
Anthony Nicpon
7316 W. Myrtle
Chicago, IL 60631



MAIL TAX BILL TO:
Alyssa Strandberg and Samuel Voss
3712 W. Belmont Ave., Unit 2R
Chicago, IL 60618

MAIL RECORDED DEED TO:
Alyssa Strandberg and Samuel Voss
3712 W. Belmont Ave., Unit 2R
Chicago, IL 60618

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description: **PARCEL 1: UNIT 308 IN THE RIVER WALK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-20, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENT & AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

Permanent Index Number(s): 14-30-116-023-1033

PIN#

PIN#

Property Address: 2911 N. Western Ave., Unit 308, Chicago, IL 60618