

UNOFFICIAL COPY



Doc# 2130045025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/27/2021 11:18 AM PG: 1 OF 2

WARRANTY DEED

Return to:

See below

Send tax bills to:

Tami Kress

2522 N. Willetts #1LS

Chicago IL 60647

Chicago Title Nonw 7871954

THE GRANTOR, Lauren Peterson, a single person, of 2522 North Willetts Court, Unit 1LS, Chicago, Illinois 60647, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to the GRANTEE, Tami L. Kress, of Chicago, IL the following described real estate:

PARCEL 1: UNIT GS IN THE 2522, 2524 N. WILLETTS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 12 AND 13, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0636322108, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF 1G, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0636322108.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0636019079.

TAX ITEM NUMBER: 13-25-315-064-1002

POST OFFICE ADDRESS: 2522 North Willetts Court, Unit 1LS, Chicago, Illinois 60647

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.

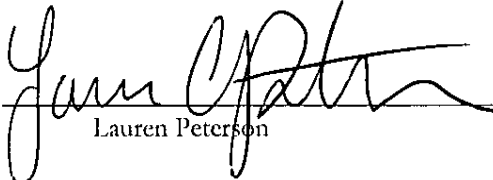
TO HAVE AND TO HOLD said premises forever.

[Signature(s) on following page]

Handwritten signature of JRP

# UNOFFICIAL COPY

Date: 10/01/21

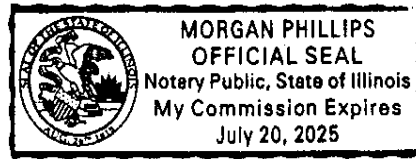
Signed:   
Lauren Peterson

STATE OF Illinois )  
  )     SS  
COUNTY OF Lake            )



The foregoing instrument was acknowledged before me on 10/11/2021 by Lauren Peterson.


  
Notary Public

SEAL:

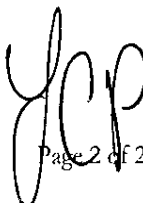


This WARRANTY DEED was prepared without opinion by:  
Matthew A. Quick, Attorney at Law  
Attorney Matthew Quick, P.C.  
900 North Shore Drive, Suite 166  
Lake Bluff, Illinois 60044  
P: 224.377.1700

REAL ESTATE TRANSFER TAX		26-Oct-2021
	COUNTY:	152.00
	ILLINOIS:	304.00
	<b>TOTAL:</b>	<b>456.00</b>
13-25-315-064-1002   20211001607091   0-169-862-288		

REAL ESTATE TRANSFER TAX		26-Oct-2021
	CHICAGO:	2,280.00
	CTA:	912.00
	<b>TOTAL:</b>	<b>3,192.00 *</b>
13-25-315-064-1002   20211001607091   1-755-009-200		

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

  
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