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Doc#: 2130907777 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/05/2021 12:44 PM Pg: 1 of 3

Dec ID 20211001623441
ST/CO Stamp 0-702-565-520 ST Tax \$510.00 CO Tax \$255.00
City Stamp 0-855-405-712 City Tax: \$5,355.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, CHARLIE W. HANSEN and KATELYN CHRISTINE HANSEN, Husband and Wife, CONVEY and WARRANT to DREW CREGER, single person individually, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *Stc 1419268 GE lot 2*

PARCEL 1: UNIT 1 IN 2502 WEST THOMAS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 84 IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 11/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT ONE SQUARE ACRE IN THE NORTHEAST CORNER AND ONE SQUARE ACRE IN THE NORTHWEST CORNER THEREOF), IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2004 AS DOCUMENT NO. 0412532091; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID. *see attached*

SUBJECT TO: covenants, conditions, and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 16-01-406-052-1001

Address (es) of Real Estate: 2502 West Thomas Street, Unit 1, Chicago, Illinois 60622


Prepared by: Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, IL 60642



Mail To:

BARRY R. BARTLETT
936 NORTH HOWE STREET
CHICAGO, ILLINOIS 60610

Name and Address of Taxpayer:

Drew Creger
2502 West Thomas Street
Unit 1
Chicago, Illinois 60622

REAL ESTATE TRANSFER TAX	01-Nov-2021
	CHICAGO: 3,825.00
	CTA: 1,530.00
	TOTAL: 5,355.00 *

REAL ESTATE TRANSFER TAX	05-Nov-2021
 	COUNTY: 255.00
	ILLINOIS: 510.00
	TOTAL: 765.00

16-01-406-052-1001 | 20211001623441 | 0-855-405-712

16-01-406-052-1001 | 20211001623441 | 0-702-565-520

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

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This 22 day of October, 2021.



CHARLIE W. HANSEN

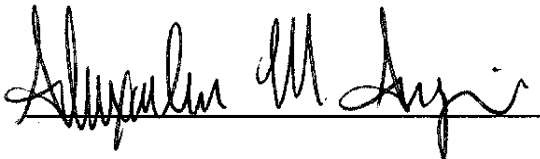


KATELYN CHRISTINE HANSEN

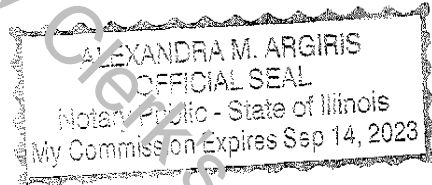
STATE OF IL SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that CHARLIE W. HANSEN and KATELYN CHRISTINE HANSEN, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of October, 2021.



(Notary Public)



Office

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit 1 in 2502 West Thomas Condominium as delineated and defined on the Plat of Survey of the following described Parcel of real estate: Lot 84 in Gross' Humboldt Park Addition to Chicago, being a Subdivision of the Northwest 1/4 of the Northeast 1/4 of the Southeast 11/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian (except one square acre in the Northeast corner and one square acre in the Northwest corner thereof), in Cook County, Illinois; which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium recorded May 4, 2004 as Document No. 0412532091; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-1 a limited common element as delineated and defined in the Declaration of Condominium aforesaid.

Parcel 3:

Easements for ingress and egress appurtenant to and for the use and benefit of Parcel 1 as set forth and defined in the Declaration of Condominium aforesaid.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN - ALTA Commitment For Title Insurance (8/1/16)

