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PREPARED BY:

Gary S. Lundeen 806 Nerge Road Roselle, IL 60172

MAIL TAX BILL TO:

Basil Devenecia and Kevin Bilbro 1840 W. Diversey Parkway Unit I Chicago, IL 60614

MAIL RECORDED DEED TO:

Nicholas R. Baumgartner, Esq. 1424 W. Division St. Chicago, IL 60642

Doc#. 2132212135 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/18/2021 01:46 PM Pg: 1 of 2

Dec ID 20211101631654

ST/CO Stamp 2-009-865-360 ST Tax \$442.00 CO Tax \$221.00

City Stamp 1-077-865-616 City Tax: \$4,641.00

JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Thomas Curtin, married *non-homestead property, of 1036 Sylvan Lake Rd., #5974, Eagle, Colorado \$1631, for and in consideration of Ten Doltar, (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Basil Devenecia, an immarried man, and Kevin Bilbro, an unmarried man,

of 1940 W. Hood Ave. 1B, Chicago, Illinois 606 io, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL I:

SURVEY OF THE UNIT 1840-I IN THE LANDMARK VILLAGE CONDOMINIUM, AS DELINEATED ON THE PLAT OF FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 2, 3, 5, 6, 7 AND 20 IN LANDMARK VILLAGE UNIT ONE, BEING A PESUBDIVISION OF LOTS 96 TO 105 INCLUSIVE, LOT 107 AND LOTS 154 TO 164, INCLUSIVE, IN WILLIAM DEERING'S DIVERSE / AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30. TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND PART OF VACATED WEST GEORGE STREET LYING SOUTH AND ADJACENT TO SAID LOTS 154 TO 164 AND PART OF LOTS 1 AND 2 IN OWNERS' PLAT OF PART OF

SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, "A", GE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED ON IULY 28 1994 AS DOCUMENT 94667604, AS AMENDED FROM TIME TO TIME, AND AMENDED BY AMENDMENT, RECORDED SEPTEMBER 16, 1994 AS DOCUMENT 94812243 AND RECORDED ON NOVEMBER 16, 1994 AS DOCUMENT 94972758, TOCHARER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TO AND FOR THE BENEFIT OF PARCEL 1 FOR 21 AND 22 AS CREATED AND SET OUT IN THE PERPETUAL MON-EXCLUSIVE EASEMENT

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL I FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 21 AND 22 PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE, UNIT ONE RECORDED AS DOCUMENT 94658101.

Permanent Index Number(s): 14-30-222-173-1057

Property Address: 1840 W. Diversey Parkway Unit I, Chicago, IL 60614

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

FOR USE IN: ALL STATES Page 1 of 2

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Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

day of October . 2021

Thomp Cut

STATE OF Illinois **COUNTY OF** DuPage

Exempt under the provisions of paragraph

I, the undersigned, a Notory Public in and for said County, in the State aforesaid, do hereby certify that Thomas Curtin, 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 is a letthey signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set it. Including the release and waiver of the right of homestead.

Giver, under my hand and notarial seal, this

26th

day of

October

. 2021

Coot County Clert's Office OFFICIAL SEAL DORIS E BIANCALANA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/09/24