

# UNOFFICIAL COPY

**PREPARED BY:**

Gary S. Lupdeen  
806 Nerger Road  
Roselle, IL 60172

Doc#: 2132212135 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/18/2021 01:46 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

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

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

**MAIL RECORDED DEED TO:**

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

2101689 044118

## JOINT TENANCY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Thomas Curtis, married \*non-homestead property, of 1036 Sylvan Lake Rd., #5974, Eagle, Colorado 81631, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Basil Devencio, an unmarried man, and Kevin Bilbro, an unmarried man,

of 1940 W. Hood Ave. 1B, Chicago, Illinois 60660, 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 1:**

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 RESUBDIVISION OF LOTS 96 TO 105 INCLUSIVE, LOT 107 AND LOTS 154 TO 164, INCLUSIVE, IN WILLIAM DEERING'S DIVERSEY 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, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED ON JULY 28 1994 AS DOCUMENT 94667604, AS AMENDED FROM TIME TO TIME, AND AMENDED BY AMENDMENT 3 RECORDED SEPTEMBER 16, 1994 AS DOCUMENT 94812243 AND RECORDED ON NOVEMBER 16, 1994 AS DOCUMENT 94972758, TOGETHER 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 NON-EXCLUSIVE EASEMENT

**PARCEL 2:**

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 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.

