

UNOFFICIAL COPY

Doc#: 2132620551 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/22/2021 01:34 PM Pg: 1 of 4

WARRANTY DEED JOINT TENANCY

Dec ID 20211101645037
ST/CO Stamp 1-143-176-336 ST Tax \$1,057.00 CO Tax \$528.50
City Stamp 1-327-987-856 City Tax: \$11,098.50

THE GRANTOR **RUSSELL B. KLEIN**, of Chicago, Illinois married to **BRONWEN BRITTANY FORTIN**, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

DAVID RIESMEYER and CHERELYN RIESMEYER, husband and wife, whose address is 1949 N. Seminary, Chicago, Illinois 60614 as follows: an undivided one-half (1/2) interest to **DAVID RIESMEYER** and undivided one-half (1/2) interest to **CHERELYN RIESMEYER** as tenants in common, the following described Real Estate situated in Cook County, Illinois, to wit:

See Exhibit "A" Attached Hereto

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 in tenancy in common.

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered by or through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association and bylaws, if any, general real estate taxes not yet due and payable; homeowner's monthly assessments due after the date hereof and special assessment balance.

Permanent Real Estate Index Number: 14-32-221-047-1010
Address of Real Estate: 1158 W. Armitage, # 303, Chicago, Illinois 60614

DATED this 17th day of November, 2021


RUSSELL B. KLEIN

See attached Waiver of Homestead of **BRONWEN BRITTANY FORTIN**

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1/1
21ST03531NB

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RELEASE OF HOMESTEAD RIGHTS of BRONWEN BRITTANY FORTIN

BRONWEN BRITTANY FORTIN hereby signs this Deed to release any homestead rights she may have in and to the Property.

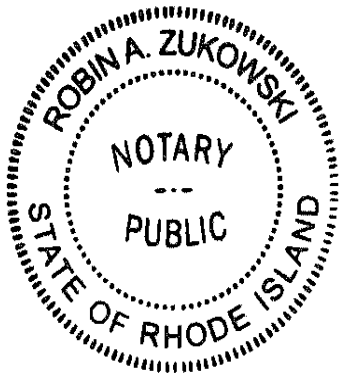
Bronwen B Fortin
BRONWEN BRITTANY FORTIN

State of) Rhode Island
) SS
County of) Providence

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **BRONWEN BRITTANY FORTIN** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes there set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of November, 2021.

Robina Zukowski
#60237 NOTARY PUBLIC
exp 6/8/2023



State of Rhode Island
County of Providence

PROPERTY OF PROVIDENCE COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

Order No.: 21ST03531NB

For APN/Parcel ID(s): 14-32-221-047-1010

PARCEL 1:

UNIT NUMBER 303 IN HEDMAN LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23, 24, 25, 26, AND THE EAST 4 FEET OF LOT 27 IN SUB-BLOCK 7 IN JAMES MORGAN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD ADDITION TO CHICAGO (EXCEPT FROM SAID PREMISES THAT PART THEREOF TAKEN FOR ALLEY), ALL TAKEN AS A TRACT, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING FROM SAID TRACT THE FOLLOWING DESCRIBED PARCELS:

EXCEPTION PARCEL 1: THAT PART OF SAID TRACT LYING ABOVE AN ELEVATION OF 14.35 FEET AND BELOW AN ELEVATION OF 36.58 FEET, CITY OF CHICAGO DATUM, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES WEST, 1.0 FEET; THENCE NORTH 00 DEGREES, 14 MINUTES, 58 SECONDS WEST, 1.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 14 MINUTES, 58 SECONDS WEST 41.14 FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 21 SECONDS WEST, 4.90 FEET; THENCE SOUTH 00 DEGREES, 11 MINUTES, 39 SECONDS WEST, 0.30 FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 21 SECONDS WEST, 10.45 FEET; THENCE SOUTH 00 DEGREES, 15 MINUTES, 18 SECONDS EAST, 0.22 FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 21 SECONDS WEST, 61.52 FEET; THENCE SOUTH 00 DEGREES, 16 MINUTES, 00 SECONDS EAST, 40.88 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 19 SECONDS EAST, 80.86 FEET TO THE POINT OF BEGINNING; EXCEPTION

PARCEL 2: THAT PART OF SAID TRACT LYING ABOVE AN ELEVATION OF 4.12 FEET AND BELOW AN ELEVATION OF 13.36 FEET, CITY OF CHICAGO DATUM, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, HAVING AN ASSUMED BEARING OF NORTH 90 DEGREES WEST, 16.51 FEET; THENCE NORTH 00 DEGREES, 41 MINUTES, 10 SECONDS WEST, 405.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 56 MINUTES, 37 SECONDS WEST, 25.88 FEET; THENCE NORTH 00 DEGREES, 41 MINUTES, 10 SECONDS WEST, 10.20 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 37 SECONDS EAST, 25.88 FEET; THENCE SOUTH 00 DEGREES, 41 MINUTES, 37 SECONDS EAST, 10.20 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIPTIONS ARE INTENDED TO FOLLOW THE INTERIOR MAIN FACE OF THE WALLS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97221301 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P21 AND P228, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.