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LN21024914 1/2 WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR:

Jill A. Tomasi 1515 Belleplaine Avenue Park Ridge, IL 60068

COMMON ADDRESS: 3175 N Lincoln Avenue, Unit 303 Chicago, IL 60657 Doc#. 2133033101 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/26/2021 01:41 PM Pg: 1 of 3

Dec ID 20211101640002

ST/CO Stamp 2-071-675-536 ST Tax \$230.00 CO Tax \$115.00

City Stamp 0-997-933-712 City Tax: \$2,415.00

(The Above Space for Recorder's Use Only)

THE GRANTOR, Jill A. Torrasi, of the City of Park Ridge, County of Cook, State of Illinois, as a single woman, individually for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and for other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to THE GRANTEE, A tan Wiles, of the City of Des Plaines, County of Cook, State of Illinois, as a single man, individually, all interest in the following described real estate situated in the County of Cook, City of Chi ago, in the State of Illinois, legally described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, assues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of THE GRANTOR, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

* AN UNIMARRIED PERSON

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto THE GRANTEE, his successors and assigns, forever

And THE GRANTOR, for herself and her successors, does covenant, promise and agree to and with THE GRANTEE and his successors and assigns, that THE GRANTOR has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that THE GRANTOR will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under THE GRANTOR, subject only to the following: (1) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, (2) BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE, AND (3) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

Landfrust National Title Services
120 Studie Street, Suite 1700
120 Studie Illinois 60603

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Dated this 2 day of Woven Der	, 2021.
Jill A. Tomasi	(Seal)
STATE OF This;)
COUNTY OF COSIL) SS.)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT <u>Jill A. Tomasi</u>, 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 in the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED and SWCRN to before me this this 2nd day of November, 2021.

Notary Public

My commission expires <u>12/15/2024</u>

23-Nov-2021

THIS INSTRUMENT PREPARED BY:

Sean M. Byrne Byrne Law 1146 W. Hubbard St., Ste. 3W Chicago, IL 60607

MAIL TO:

The Waite Law Firm 633 Rogerst Street Suite 103 Downers Grove, IL 60515 MATTHEW TURNBELL
Official Seal
Not any Public - State of Illinois
My Commission Expires Dec 15, 2024

SEND SUBSEQUENT TAX P.J. L.S TO: Adam Wiles 3175 N Lincoln Avenue Unit 303 Chicago, IL 60657

REAL ESTATE TRANS	SFER TAX	23-Nov-2021
REAL ESTATE	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00
14-29-100-042-1007	L 20211101640002	0-997-933-712
14-29-100-042-1007 * Total does not includ	e any applicable pena	lty or interest due.

REAL ESTATE TRANSFER	COUNTY:	115.00 230.00
	ILLINOIS: TOTAL:	345.00
	20211101640002 2-0	71-675-536
14-29-100-042-1007	1	

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WARRANTY DEED EXHIBIT "A" LEGAL DESCRIPTION

Legal Description:

PARCEL 1:

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

LOT 1 IN BAY POINT CONDOMINIUM SUBDIVISION, BEING RESUBDIVISION OF LAND, PROFERTY AND SPACE IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97318783 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF \$ 303, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97313783.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97318782. Office

Permanent Index Number(s):

14-29-100-042-1007

Note for Informational Purposes Only, Commonly known as:

3175 N Lincoln Avenue, Unit 303, Chicago, IL 60657