

# UNOFFICIAL COPY

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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

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

(The Above Space for Recorder's Use Only)

**THE GRANTOR**, Jill A. Tomasi, 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 Jan 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 Chicago, 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, issues 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 UNMARRIED 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**.

Landtrust National Title Services  
205 East Sibley Street, Suite 1700  
Chicago, Illinois 60603



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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, PROPERTY 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 EXHIBIT '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 S-303, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97318783.

**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.

**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