

UNOFFICIAL COPY

Doc# 2135518153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2021 10:03 AM Pg: 1 of 3

Dec ID 20211201670369
ST/CO Stamp 1-475-725-968 ST Tax \$961.50 CO Tax \$480.75
City Stamp 1-744-161-424 City Tax: \$10,095.75

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Ryan Nelson
1927 W. Potomac Avenue
Unit 3
Chicago, IL 60622

(The Above Space for Recorder's Use Only)

PT 21-78440 1/2

THE GRANTOR Ryan Nelson and Beth LeAnne Nelson, a married couple of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Eric Hsu and Anne Jiao, ~~trustees~~ of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-06-225-052-1005

Property Address: 1927 W. Potomac Avenue, Unit 3, Chicago, IL 60622

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

* as tenants by the entirety

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Dated this 6th day of Dec, 2021.

Ryan Nelson

Ryan Nelson

Dated this 6th day of DEC, 2021.

Beth LeAnne Nelson

Beth LeAnne Nelson

)
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ryan Nelson and Beth LeAnne Nelson 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 signed, sealed and delivered in the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 6th day of December, 2021.



Agnieszka Fryzlewicz
Notary Public

THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

Michael Mazek
3805 N Lincoln Ave
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Eric Hsu
1927 W. Potomac Avenue, Unit 3
Chicago, IL 60622

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 3 in the 1929 West Potomac Avenue Condominium, as delineated on the plat of survey of the following described tract of land:

Lots 11 and 12 in Baird and Bradley's Subdivision of Block 1 in Assessor's Division of the Northeast 1/4 and the East 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois which plat of survey is attached as an exhibit to the declaration of condominium recorded as document number 0805115025, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-1, as a limited common element as delineated on that survey attached as exhibit a to declaration recorded as document number 0805115025.

Parcel 3:

The exclusive right to the use of wooden deck, as a limited common element as delineated on that survey attached as exhibit A to declaration recorded as document number 0805115025.