

PRECISION TITLE

PT021-17189 1/2

WARRANTY DEED

Doc#: 2135706011 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2021 06:20 AM Pg: 1 of 3

ILLINOIS STATUTORY

Dec ID 20211201669331
ST/CO Stamp 1-572-080-272 ST Tax \$169.00 CO Tax \$84.50
City Stamp 0-619-907-728 City Tax: \$1,774.50

Mail to:

Mazek Law Group LLC
3805 N. Lincoln
Chicago, IL 60613

Name & Address of Tax Payer:

Aaron Schroeder
5415 N. Sheridan Road, Apt 1805
Chicago, IL 60640

RECORDER'S STAMP

THE GRANTOR(S), KENNETH KRALL, unmarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) and No/100 Dollars and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to AARON P. SCHROEDER, of Chicago, IL, as Sole Tenancy, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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 forever.

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements, including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declarations/CCRs.

Property Address: 5415 N. Sheridan Road, Apt 1805, Chicago, IL 60640
P.I.N.: 14-08-203-017-1201

Dated this 13th day of December, 2021

Kenneth Krall
KENNETH KRALL

Table with 2 columns: Tax Type, Amount. Rows: CHICAGO: 1,267.50, CTA: 507.00, TOTAL: 1,774.50

14-08-203-017-1201 | 20211201669331 | 0-619-907-728
* Total does not include any applicable penalty or interest due.

Table with 2 columns: Tax Type, Amount. Rows: COUNTY: 84.50, ILLINOIS: 169.00, TOTAL: 253.50

14-08-203-017-1201 | 20211201669331 | 1-572-080-272

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, KENNETH KRALL, is/are personally known to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person(s), and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal,

this 13th day of December, 2021

Jonathan Y Kim
Notary Public



PREPARED BY:
Jonathan Y. Kim, Esq.
5005 Newport Drive, #404
Rolling Meadows, IL 60008

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC21-17189

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 1805 IN PARK TOWER CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 24874698, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 5415 N Sheridan Road, Apt 1805, Chicago, IL 60640
Parcel ID(s): 14-08-203-017-1201,