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21363330120

Doc# 2136333012 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2021 10:34 AM PG: 1 OF 3

WARRANTY DEED
STATE OF ILLINOIS

Above Space for Reviewer's Use Only

THE GRANTORS, **AUSTIN R. FIEDLER, AN UNMARRIED MAN, AND ALI M. PETRIKO, AN UNMARRIED WOMAN, AS JOINT TENANTS**, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO ELISE BEIS

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 2128 NORTH HUDSON AVENUE, UNIT 202, CHICAGO, ILLINOIS
60614-4554

PERMANENT INDEX NUMBER(S): 14-33-123-066-1020

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: December 1, 2021


REAL ESTATE TRANSFER TAX		08-Dec-2021
	COUNTY:	183.50
	ILLINOIS:	367.00
	TOTAL:	550.50
14-33-123-066-1020 20211101632483 1-328-140-944		


REAL ESTATE TRANSFER TAX		08-Dec-2021
	CHICAGO:	2,752.50
	CTA:	1,101.00
	TOTAL:	3,853.50
14-33-123-066-1020 20211101632483 1-720-922-768		

* Total does not include any applicable penalty or interest due.

Chicago Title
 2165001758000 \$ Y
 P 3
 112 V-V \$ L
 M Y
 SC Y
 E Y
 INT 780

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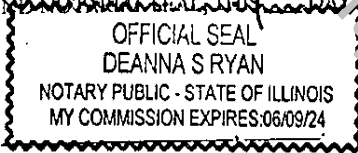

 _____ (SEAL)
 AUSTIN R. FIEDLER

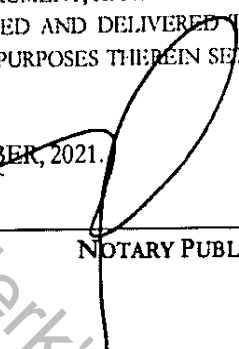

 _____ (SEAL)
 ALI M. PETRIKO

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **AUSTIN R. FIEDLER AND ALI M. PETRIKO**, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR 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 OFFICIAL SEAL THIS _____ DAY OF DECEMBER, 2021.





 NOTARY PUBLIC

MY COMMISSION EXPIRES:

This Instrument was Prepared By: Ryan Law Group, Ltd. 2661 N. Lincoln Ave, Floor 1 Chicago, Illinois 60614	Send Subsequent Tax Bills to: Elise Beis 2128 N. Hudson Ave, Unit 202 Chicago, IL 60614-4554	After Recording Mail To: Elise Beis 2128 N. Hudson # 202 Chicago, IL 60614
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LEGAL DESCRIPTION

Order No.: 21GSC017580NA

For APN/Parcel ID(s): 14-33-123-066-1020

UNIT 2128-102 IN EAST LINCOLN PARK VILLAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE SOUTH 1/2 OF LOT 15 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH 1/2 OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 2:

THE SOUTH 100 FEET OF LOT 13 IN THE SUBDIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 3:

THE NORTH 1/2 OF LOT 15 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH 1/2 OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0324732145 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.