UNOFFICIAL CO

Ct 2165+ 259 2212M

WARRANTY DEED ILLINOIS STATUTORY



Doc# 2204908004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/18/2022 11:39 AM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

1000 M THE GRANTOR Michelle Iseman, 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 Catherine Schroeder A Sinvi MOMM

, 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): 13-13-327-031-1002

Property Address: 3007 W. Belle Plaine Ave., Unit 1, Chicago, IL 30618

Hereby releasing and waiving all rights under and by virtue of the Horrestead 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.

day of Jan., 2022.

REAL ESTATE TRANSFER TAX 01-Feb-2022 COUNTY: 135.00 ILLINOIS: 270.00 TOTAL: 13-13-327-031-1002 20220101601417 | 0-144-761-232

01-Feb-2022 **REAL ESTATE TRANSFER TAX** CHICAGO: 2,025.00 CTA: 810.00 TOTAL: 2,835.00

13-13-327-031-1002 20220101601417 0-966-713-744

* Total does not include any applicable penalty or interest d

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michelle Iseman 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 he signed, sealed and delivered in the instrument as his 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 13 day of 2,7,2022

WA COWWIZZION EXPIRES:02/08/23 NOTARY PUBLIC - STATE OF ILLINOIS HELAINE TEICHMAN OFFICIAL SEAL

THIS INSTRUMENT PREPARED BY

Daniel A. Palmer Palmer Law, LLC 2500 W. Higgins Rd., Suite 420 Hoffman Estates, IL 60169

MAIL TO:

Siragusa Law Group 25 E. Washington St. Suite 700 Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Catherine Schroeder 3007 W. Belle Plaine Ave. Unit 1 Chicago, IL 60618

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3007-1 IN SACRAMENTO/BELLE PLAINE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 IN BLOCK 4 IN FIELD'S BOULEVARD ADDITION TO IRVING PARK, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHFD AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 19, 2003 AS DOCUMENT 0313910024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINGIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID