

UNOFFICIAL COPY

Doc#: 2208006042 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2022 06:46 AM Pg: 1 of 3

Dec ID 20220301648650
ST/CO Stamp 1-055-503-760 ST Tax \$555.00 CO Tax \$277.50
City Stamp 2-082-157-968 City Tax: \$5,827.50

PT21-79471 1/2
WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR, Anna M. Conroy, now married to Ethan Armstrong, of the City of Chicago, State of Illinois, County of Cook for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Bryan Smykowski and Morgan Crandall, *as tenants by the entirety* of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-30-121-056-1003

Address of Real Estate: 2920 North Damen Avenue, Unit 3,
Chicago, Illinois 60618

Dated this 23 day of February, 2022.

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Anna M. Conroy
Anna M. Conroy

Ethan Armstrong

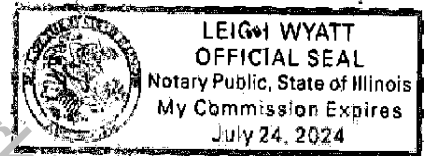
(Signing for the sole purpose of waiving any and all Homestead Rights)

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anna M. Conroy is 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 she signed, sealed and delivered the said instrument as his/her 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 23 day of February, 2022.

Leigh Wyatt (Notary Public)



Prepared By:
Law Office of Aaron Minkus
134 N. LaSalle, Suite 1720
Chicago, Illinois 60601

Mail To: Morgan Crandall
2920 N. Damen Unit #3
Chicago IL 60618

Name & Address of Taxpayer:
Morgan Crandall and Brian Smykowski
2920 N. Damen Unit #3
Chicago IL 60618

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EXHIBIT "A" / LEGAL DESCRIPTION

PARCEL 1:

UNIT 2920-3 IN THE 2916-2920 NORTH DAMEN CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 16 IN BLOCK 1 IN WILLIAM HAHNE'S SUBDIVISION OF THE NORTH 1/2 OF LOT 13 IN SNOW ESTATE SUBDIVISION BY SUPERIOR COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 33 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 28, 2016 AS DOCUMENT NUMBER 0714215000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE G-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 28, 2016 AS DOCUMENT NUMBER 0714215000.

Property of Cook County Clerk's Office