

WARRANTY DEED

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Statutory (Illinois)
(Individual to Individual)

Doc#: 2208317159 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2022 02:58 PM Pg: 1 of 4

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Dec ID 20220301649133
ST/CO Stamp 1-183-522-192 ST Tax \$342.00 CO Tax \$171.00
City Stamp 0-308-452-752 City Tax: \$3,772.91

The Grantor(s), Bradley Bern and Amber Bern, Husband and Wife of 1952 W. Byron Street #1, of the City of Chicago, County of Cook, State of IL, for and in consideration of the sum of Ten and 00/100s (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Alicia Keppler, unmarried woman of 2939 N. Ridgeway #1 Chicago IL 60618 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

(Strike Inapplicable)

- 1. As Tenants In Common
2. Not as Tenants in Common, but as Joint Tenants
3. Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

- 4. 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 (As Tenants In Common)(Not As Tenants in Common, but in JOINT TENANCY)(Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety), forever.

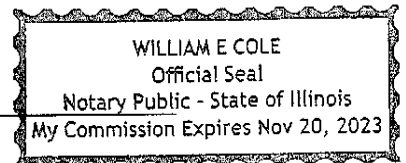
Subject to: See Reverse Side hereof.

Permanent Real Estate Index Number: 14-19-202-014-1001
Address of Real Estate: 1952 W. Byron Street #1, Chicago, IL 60613

Dated this 9 day of November, 2021. Dated this 9 day of November, 2021.
Bradley Bern Amber Bern

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bradley Bern, married to Amber Bern, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed sealed and delivered the said instrument as his/her/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 9th day of November, 2021.
Commission expires: 11/20/23 NOTARY PUBLIC: William E Cole



This instrument was prepared by Richard Shopiro, Sulzer, Shopiro & Patel, Ltd., 303 W. Madison, Suite 2075, Chicago, IL 60606

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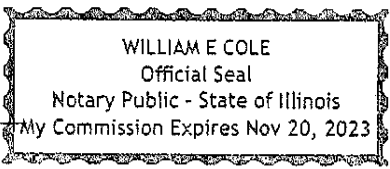
State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ameel Bern, married to Bradley Bern, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed sealed and delivered the said instrument as his/her/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 9th day of November, 20 21.

Commission expires: 11/20/23



William E Cole

NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		24-Mar-2022
	CHICAGO:	2,565.00
	CTA:	1,026.00
	TOTAL:	3,591.00 *

14-19-202-014-1001 | 20220301649133 | 0-308-452-752
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		24-Mar-2022
	COUNTY:	171.00
	ILLINOIS:	342.00
	TOTAL:	513.00

14-19-202-014-1001 | 20220301649133 | 1-183-522-192

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LEGAL DESCRIPTION

Of premises commonly known as: 1952 W. Byron Street #1 , Chicago , IL 60613

See Exhibit 'A' attached hereto.

Property of Cook County Clerk's Office

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

MAIL TO:

A. Keppeler
1952 W. Byron #1
Chicago IL 60613

SEND SUBSEQUENT TAX BILLS TO:

A. Keppeler
1952 W. Byron Street #1
Chicago , IL 60613

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1: Unit Number 1952-1 in the Byron Flats Condominium, as delineated on a survey of the following described tract of land:

Lots 19, 20 and 21 (except the North 27.00 feet of said Lot 21) in Block 5 in Charles J. Ford's Subdivision of Blocks 3, 4, 5, 14, 15 and Lots 1, 2, 3 in Block 16 in the Subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, (except the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois;

Which survey is attached as Exhibit to the Declaration of Condominium recorded May 22, 2007 as Document Number 0714222017; together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of Storage Space, S-11, limited common elements as delineated on a survey to Condominium recorded as Document Number 0714222017.

Property of Cook County Clerk's Office