

UNOFFICIAL COPY

Doc#: 2208821295 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2022 12:56 PM Pg: 1 of 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Greenberg & Sinkovits, LLC
18141 Dixie Highway
Suite 111
Homewood, IL 60430

Dec ID 20220301659053
ST/CO Stamp 1-454-038-416 ST Tax \$265.00 CO Tax \$132.50
City Stamp 1-245-371-792 City Tax: \$2,782.50

MAIL REAL ESTATE TAX BILL TO:

Emily Damron
2029 N. Racine Avenue, Unit 3B
Chicago, IL 60614 Chicago Title

(Reserved for Recorders Use Only)

2022 NW 518139 104 1/2 ac

THE GRANTOR: Steven M. Bollendorf, an unmarried man, of **2029 N. Racine Avenue, Unit 3B, Chicago, IL 60614**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Emily Damron**, an unmarried woman, of 215 Dilorenzo Drive, Naperville, IL 60565, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

UNIT NUMBER 3-"B", IN 2029-2033 NORTH RACINE BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 35 AND 36 AND (EXCEPT NORTH 10 FEET) LOT 37 IN BLOCK 7 IN MORGAN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24535047 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 2029 N. Racine Avenue, Unit 3B, Chicago, IL 60614
PIN: 14-32-221-041-1010

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; ~~(f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.~~

DATED this 22 day of March, 2022.


Steven M. Bollendorf

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STATE OF IL)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Steven M. Bollendorf**, 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 individually acknowledged that he signed and delivered the said 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.

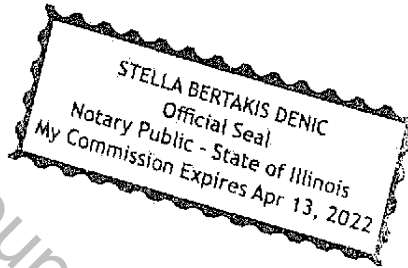
Given under my hand and official seal this 22 day of March, 2022.

Stella Bertakis Denic

Notary Public

NAME AND ADDRESS OF PREPARER:

Sansonetti & Bertakis, LLC
Attorney at Law
1101 Perimeter Dr., Suite 675
Schaumburg, IL 60173



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LEGAL DESCRIPTION

Order No.: 22GNW518139RM

For APN/Parcel ID(s): 14-32-221-041-1010

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