

220310200330

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WARRANTY DEED
Individual to Individual

Doc#: 2208918103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/30/2022 07:31 AM Pg: 1 of 3

Dec ID 20220301663119
ST/CO Stamp 1-904-229-776 ST Tax \$415.00 CO Tax \$207.50
City Stamp 2-035-867-024 City Tax: \$4,357.50

THE GRANTORS, Lindsay Caughlin and Eric Caughlin, wife and husband and Patrick Caughlin and Bethany Caughlin, husband and wife,

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and No 100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY and WARRANT to:

Nathan Campbell and Samantha Campbell, husband and wife,
1101 S. State St. #1603, Chicago, IL 60605

not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions, and restrictions of record; building lines and easements.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises as husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, forever.

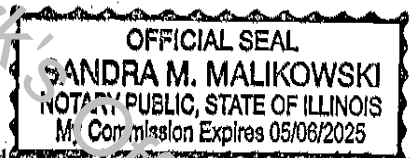
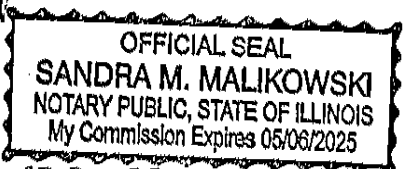
Permanent Index Numbers: 17-15-308-039-1116 & 17-15-308-039-1444

Address of Real Estate: 1101 S State St. Apt. 1200 and P-228, Chicago, IL 60605

DATED this 17 day of March, 2022.


Lindsay Caughlin (Seal)

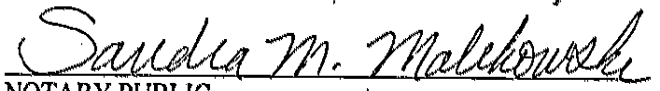

Eric Caughlin (Seal)

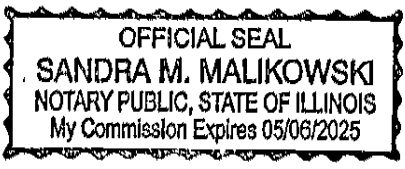


State of Illinois, County of DuPage S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that Lindsay Caughlin and Eric Caughlin, known to me to be the same persons whose name 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 17 day of March, 2022.


NOTARY PUBLIC



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Patrick Caughlin (Seal)
Patrick Caughlin

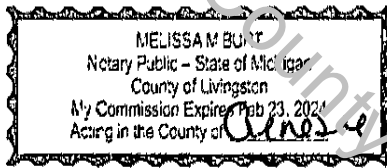
Bethany Caughlin (Seal)
Bethany Caughlin

State of Michigan, County of Genesee S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that Patrick Caughlin and Bethany Caughlin, known to me to be the same persons whose name 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 11 day of March, 2022.

Melissa M. Bunt
NOTARY PUBLIC



This instrument was prepared by the Law Office of Thomas J. Alore, 1730 Park Street, Suite 120, Naperville, IL 60563

SEND TAX BILL TO: Nathan Campbell and Samantha Campbell, 1101 S State St. Apt. 1200, Chicago, IL 60605-3187
MAIL TO: Marc J. Beermann, Beermann Law Group, LTD, 728 Florsheim Drive, Libertyville, IL 60048

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LEGAL DESCRIPTION

PARCEL 1:

UNIT H-1200 AND PARKING SPACE P-228 IN THE STATE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

SUBLOTS 1 AND 2, SUBLOTS 1 AND 2 OF LOT 3, SUBLOTS 1 AND 2 OF LOT 6, SUBLOTS 1 AND 2 OF LOT 7 AND SUBLOTS 1 AND 2 OF LOT 10, ALL IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 1, 1848 AS DOCUMENT NUMBER 20751 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT 151610 (EXCEPT THE WEST 27 FEET OF SUBLOTS TAKING FOR WIDENING STATE STREET); AND ALSO, LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN JACKSON'S SUBDIVISION OF LOTS 11 AND 14 IN BLOCK 22, IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD MAY 5, 1877 AS DOCUMENT NUMBER 133390 (EXCEPT THE WEST 27 FEET OF SAID LOTS 1 THROUGH 7 TAKEN FOR WIDENING STATE STREET) ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF VACATED SOUTH STATE STREET LYING WEST OF THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AND LYING WEST OF LOTS 1 THROUGH 7, BOTH INCLUSIVE, IN JACKSON'S SUBDIVISION, AFORESAID, AND LYING EAST OF A LINE 1.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7 AND 10 IN CANAL TRUSTEES' SUBDIVISION, AFORESAID, AS EXTENDED SOUTHERLY TO THE NORTH LINE OF EAST ROOSEVELT ROAD, LYING SOUTHERLY OF THE SOUTH LINE OF EAST 11TH STREET, AND NORTH OF THE NORTH LINE OF EAST ROOSEVELT ROAD, PURSUANT TO THAT CERTAIN VACATION ORDINANCE RECORDED AUGUST 29, 2003 AS DOCUMENT NUMBER 0324119133;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410057 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410056 MADE BY STATE STREET ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENT AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.