

UNOFFICIAL COPY



226IND23UUT9NB1/1
Chicago Title Insurance Company

Doc#: 2209104392 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/01/2022 01:53 PM Pg: 1 of 2

Dec ID 20220301666213
ST/CO Stamp 1-181-154-704 ST Tax \$465.00 CO Tax \$232.50
City Stamp 2-053-569-936 City Tax: \$4,882.50

Warranty DEED ILLINOIS STATUTORY

THE GRANTOR(S), Brian David Schramm and Melissa Nielsen, husband and wife, of 2751 W. Giddings St., Unit 2W, Chicago, IL 60625, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Taylor Mauch and Tal Rosenberg, husband and wife of Chicago, IL, to have and to hold, not as Tenants in Common, not as Joint Tenants, but by Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 2751-2 IN GIDDINGS LANDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 17 AND 18 IN BLOCK 26 IN RAVENSWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97116785; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT T 97116785.

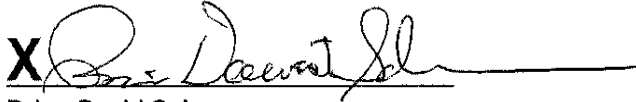
SUBJECT TO: Covenants, conditions and restrictions of records, special taxes or assessments for improvements not yet completed, any confirmed special tax or assessment, general real estate taxes not yet due and payable at the time of closing including taxes which may accrue by reason of new or additional improvements during the years

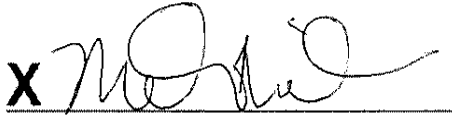
Permanent Real Estate Index Number(s): 13-13-201-028-1007

Address of Real Estate: 2751 W. Giddings St., Unit 2W, Chicago, IL 60625

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Dated this 29th day of March, 2022.

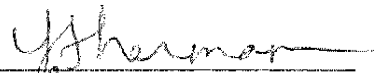
X 
Brian David Schramm

X 
Melissa Nielsen

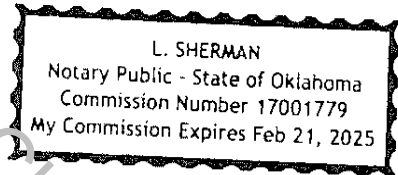
^{Oklahoma}
STATE OF ~~ILLINOIS~~, COUNTY OF Oklahoma ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Brian David Schramm and Melissa Nielsen**, personally known to me to be the 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 her/his/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 29th day of March, 2022.


(Notary Public)

Prepared By:
MORTON RUBIN
Attorney at Law
3330 Dundee Rd., Suite C-4
Northbrook, IL 60062



After Recording Mail To:



Name and Address of Taxpayer:
Taylor Mauch and Tai Rosenberg
2751 W. Giddings St., Unit 2W, Chicago, IL 60625

Notary of Cook County Clerk's Office