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Doc#: 2209713201 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2022 12:35 PM Pg: 1 of 3

Dec ID 20220301665611
ST/CO Stamp 0-540-147-088 ST Tax \$555.00 CO Tax \$277.50
City Stamp 1-657-666-960 City Tax: \$5,827.50

PT22-80433
1 of 2

WARRANTY DEED

AFTER RECORDING MAIL TO:

Fronts w. Table
900
111 W. Washington
Chicago, Illinois
60607

MAIL REAL ESTATE TAX BILL TO:

Stewart Raymond Magnuson
343 W. Old Town Ct., Unit 501
Chicago, IL 60610

THE GRANTOR: Adam P. Herc and Heather L. Herc, married to each other, 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 **Stewart Raymond Magnuson**, unmarried, as tenants by the entirety, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 343 W. Old Town Court, Unit 501, Chicago, IL 60610
PIN: 17-04-220-101-1091 and 17-04-220-101-1033

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.

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"Exhibit A- Legal Description"

Parcel 1:

Unit 501 and P-33 in the Midrise of Old Town Village East Condominiums as delineated on the survey of the following described real estate: That part of Lots 32 and 39 in Old Town Village East, being a subdivision in the West half of the Northeast quarter of Section 4, Township 39 North, Range 14 east of the third principal meridian, which survey is attached as exhibit E to the declaration of condominium, recorded as document 0435239040, as amended by first amendment to declaration of condominium recorded February 4, 2005, in the office of the recorder of deeds of Cook County, Illinois as document no. 0503534007; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress, use and enjoyment for the benefit of Parcel 1 as created by declaration of easements, restrictions, and covenants for Old Town Village East Homeowners association recorded as document number 0322519031, and by the common easement agreement recorded as document number 0322519030.

Property of Cook County Clerk's Office