# **UNOFFICIAL COPY**

PT22-80433 10f2 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

**WARRANTY DEED** 

**AFTER RECORDING MAIL TO:** 

H 900 L Washington Chi Lgs I linou

MAIL REAL ESTATE TAX FILL TO:

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

THE GRANTOR: Adam P. Herc and Heat! F. L. Herc, married to each other, for and in consideration of TEN AND 00/100THS (\$10.00) DCLLARS 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 include 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 17-04-220-1(/i-1033

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of ciosing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use of 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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DATED this Z day of March, 2022.	
Adam P. Herc	Heather L. Herc
STATE OF ILLINOIS	
COUNTY OF COOK )SS	
I, the undersigned, a 'Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Adam 'P. Here and Heather L. Here, 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/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homesteal.  Given under my hand and official seal this	
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	ivo a y Public
NAME AND ADDRESS OF PREPARER: Dean J. Lurie Attorney at Law 1 E. Wacker Dr., Suite 2610 Chicago, IL 60601	OFFICIAL TEAL DEAN J.L. PIE NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Cat. 21, 2024

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## **UNOFFICIAL COPY**

### "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:

and by the Columnia Clerk's Office 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 0322519037, and by the common easement agreement recorded as document number 0322519030.

Legal Description PT22-80433/53