

UNOFFICIAL COPY

Doc# 2209728095 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2022 10:15 AM Pg: 1 of 2

WARRANTY DEED

THE GRANTOR(S)-

ALISSA N. FULLER, a single woman, of the County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO:

MICHELLE A. KUIPERS *a single woman*
AND
ANTHONY ZAHNLE, *a single man*
M.

Dec ID 20220301667180
ST/CO Stamp 1-319-699-344 ST Tax \$402.00 CO Tax \$201.00
City Stamp 1-546-517-904 City Tax: \$4,221.00

(Strike Inapplicable)

- a) ~~As Tenants in Common~~
- b) Not as Tenants in Common, or as Joint Tenants with Right of Survivorship
- c) ~~Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety~~
- d) ~~Statutory (individual to individual)~~

the following described real estate, situated in the County of Cook in the State of Illinois, to-wit:

PIN(s): 13-12-229-027-1010
Address(es) of Real Estate: 5250 N LINCOLN AVE. UNIT 4B, CHICAGO, IL 60625
Legal Description: SEE ATTACHED EXHIBIT A

Subject to the following restrictions: a) all taxes and special assessments for the year(s) not currently due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

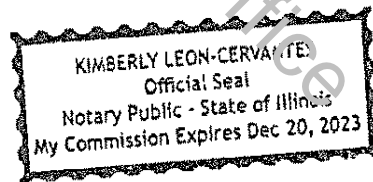
Dated this 16 day of March, 2022

Alissa N. Fuller
ALISSA N. FULLER

State of IL)
County of DUPAGE) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alissa N. Fuller, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16 day of MARCH, 2022
Kimberly Leon-Cervante
Notary Public



Prepared By:
RANJHA LAW GROUP, PC, 903 COMMERCE DR., SUITE 210, OAK BROOK, IL 60523

When Recorded Mail To:
MICHELLE KUIPERS AND ANTHONY ZAHNLE, 5250 N LINCOLN AVE. UNIT 4B, CHICAGO, IL 60625

Send Future Tax Bills To:
MICHELLE KUIPERS AND ANTHONY ZAHNLE, 5250 N LINCOLN AVE. UNIT 4B, CHICAGO, IL 60625

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

2247740 1/2

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 4B IN THE LINCOLN AVENUE COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 54 IN OLIVER SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION OF THAT PART OF SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, 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 NO. 0030343436 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-7 AND STORAGE SPACE S-8 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0030343436

Address commonly known as:
5250 N Lincoln Ave Unit 4B
Chicago, IL 60625

PIN#: 13-12-229-027-1010

REAL ESTATE TRANSFER TAX		01-APR-2022
	CHICAGO:	3,015.00
	CTA:	1,206.00
	TOTAL:	4,221.00 *
13-12-229-027-1010 20220301667180 1-546-517-904		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-APR-2022
	COUNTY:	201.00
	ILLINOIS:	402.00
	TOTAL:	603.00
13-12-229-027-1010 20220301667180 1-319-699-344		