

UNOFFICIAL COPY

Doc#. 2211807295 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2022 02:45 PM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20220401676463
ST/CO Stamp 1-049-572-240 ST Tax \$999.00 CO Tax \$499.50
City Stamp 0-609-170-320 City Tax: \$10,489.50

22-81040 10FZ

Above Space for Recorder's Use Only

THE GRANTOR(S) Jason H. Bean and Laura Bean, husband and wife, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to (Name and Address of Grantee-s) Marcus Chamernik and Nicole Chamernik, AS JOINT TENANTS the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

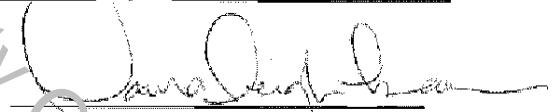
SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-19-310-048-1001
Address(es) of Real Estate: 2250 W. Roscoe Street, Unit 1, Chicago, IL 60618

The date of this deed of conveyance is Dated this 5 day of April, 2022.



Jason H. Bean



Laura Bean

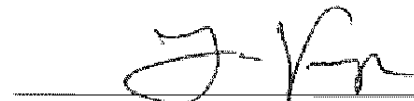
State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason H. Bean and Laura Bean, personally known to me to be the same 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 his/her(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 Dated this 5 day of April, 2022.



Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074



Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 2250 W. Roscoe Street, Unit 1, Chicago, IL 60618

Legal Description:

Parcel 1: Unit No, 1 in the 2250 West Roscoe Street Condominium, as delineated on a survey of the following described real estate: Lot 22 in Block 6 in C.T. Yerke's Subdivision of Blocks 33, 34, 25, 26, 41, 42, 43 and 44 in Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4) in Cook County, Illinois, which survey is attached as an exhibit to the Declaration of Condominium recorded as document number 1624645033, together with its undivided percentage interest in the common elements, as amended from time to time.

Parcel 2: The exclusive right to the use of Parking Space P-1, the Metal Porch and the Wood Terrace, all limited common elements as set forth on the survey and as defined in the declaration of condominium aforesaid. Parcel 3: The exclusive right to the use of garage roof top deck, as set forth on the survey and as defined in the declaration of condominium aforesaid.

This instrument was prepared by:

Lynette McKenzie
Lynette J. McKenzie, LTD
5 Old Frankfort Way
Frankfort, IL 60423

Send subsequent tax bills to:

MARCUS CHAMERHICK
2250 W. ROSCOE ST
UNIT 1
CHICAGO, IL 60618

Recorder-mail recorded document

to:
MARCUS CHAMERHICK
2250 W. ROSCOE ST. UNIT 1
CHICAGO, IL 60618