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Doc#: 2211910046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/29/2022 11:53 AM Pg: 1 of 5

Dec ID 20220401697389

City Stamp 2-112-317-328

Commitment Number: IL22107700

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law,
101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605. File
Number: IL22107700.

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 500
Coraopolis, PA 15108

Mail Tax Statements To: Christopher J. Wendt and Sara R. Wednt: 7 S Aberdeen St., Apt
2C Chicago, IL 60607

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
17-17-203-026-1003

GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual
consideration is less than \$100

Christopher J. Wendt, now married who acquired title as single, hereinafter grantor, whose tax-
mailing address is **7 S Aberdeen St. Apt 2C, Chicago, IL 60607**, for \$1.00 (One Dollar and Zero
Cents) in consideration paid, grants, with general warranty covenants to **Christopher J. Wendt**
and **Sara R. Wendt**, husband and wife, as tenants by the entireties, hereinafter grantees, whose
tax mailing address is **7 S Aberdeen St. Apt 2C, Chicago, IL 60607**, the following real property:

**THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE COUNTY OF
COOK IN THE STATE OF ILLINOIS: PARCEL 1: UNITS 2-C AND P-1 IN 7 SOUTH
ABERDEEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE
FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 26 AND 27 IN
ROGERS' SUBDIVISION OF BLOCK 1 OF CANAL OF CANAL TRUSTEES'
SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF**

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SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF BLOCK 5 OF DUNCAN'S ADDITION TO CHICAGO, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION, RECORDED AS DOCUMENT 0021436920; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-6, A LIMITED COMMON ELEMENT AS DELINEATED ON. THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0021436920. PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS, RECORDED AS DOCUMENT 0021436919.

Property Address is: 7 S Aberdeen St. Apt 2C, Chicago, IL 60607

Prior instrument reference: 1832057112

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

REAL ESTATE TRANSFER TAX		28-Apr-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-17-203-026-1003 20220401697389 2-112-317-328		
* Total does not include any applicable penalty or interest due.		

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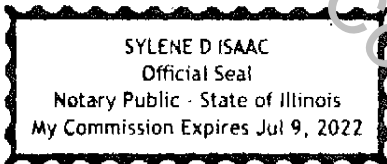
Executed by the undersigned on 04/21, 2022:

Christopher J. Wendt
Christopher J. Wendt

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 04.21, 2022 by **Christopher J. Wendt**, who is personally known to me or has produced DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his free and voluntary act for the purposes set forth in this instrument.

Sylene D. Isaac
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

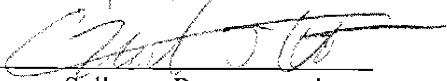
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 04/21/2022


Buyer, Seller or Representative

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 04/21, 2022

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said GRANTOR
this 21ST day of 04,
2022.



NOTARY PUBLIC Sylene D. Isaac

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 04/21/22, 2022

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said GRANTEE
This 21ST day of 04,
2022.



NOTARY PUBLIC Sylene D. Isaac

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)