

UNOFFICIAL COPY

1/a

764703

WARRANTY DEED (Illinois)



Doc# 2213708819 Fee \$88.00

THIS DEED is made as of the 4 day of May, 2022, by and between

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2022 10:12 AM PG: 1 OF 5

SARA ANN BROWN, DIVORCED AND NOT SINCE REMARRIED

("Grantor," whether one or more),

and

LAUREN SHEKER AND KYLE PETERSON, WIFE AND HUSBAND, NOT AS TENANTS IN COMMON OR JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns. FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT 1248-"C" IN THE CONDOMINIUM TOWNHOUSE OF SWEETERVILLE NORTH, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOTS 324 TO 332, BOTH INCLUSIVE, IN JOHN P. ALTGEL'S SUBDIVISION OF BLOCKS 1, 2, 3,4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 1989 AS DOCUMENT 89012055, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACE ASSIGNED TO UNIT 1248-C, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10,1989 AS DOCUMENT 89012055.

P.I.N.: 14-29-103-026-1015 (VOL: 487)

COMMONLY KNOWN AS: 1248 W FLETCHER ST, UNIT C, CHICAGO, IL 60657

S Y
P 5
S Y-1
SC
INT R

111 W. Washington Street Suite 1280 Chicago IL 60602

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 4 day of May, 2022.

*Sara Ann Brown*  
SARA ANN BROWN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Stuart Sheldon 1 E. Walker Dr. STE 2610 Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO: LAUREN SHERER AND KYLE PETERSON  
1248 W FLETCHER ST, UNIT C, CHICAGO IL 60657

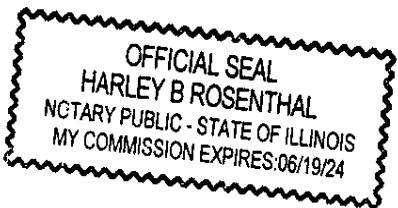
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF IL }  
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SARA ANN BROWN is 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 acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of May, 2022.

Notary Public *[Signature]*



My Commission Expires: 6-19-24

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File No: 764703

## EXHIBIT "A"

### PARCEL 1:

UNIT 1248-"C" IN THE CONDOMINIUM TOWNHOUSE OF SWEETERVILLE NORTH, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOTS 324 TO 332, BOTH INCLUSIVE, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 1989 AS DOCUMENT 89012055, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE ASSIGNED TO UNIT 1248-C, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 1989 AS DOCUMENT 89012055.

Pin: 14-29-103-026-1015

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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# REAL ESTATE TRANSFER TAX

11-May-2022



**CHICAGO:**

4,162.50

**CTA:**

1,665.00

**TOTAL:**

5,827.50\*

14-29-103-026-1015 | 20220501611560 | 1-658-867-600

\* Total does not include any applicable penalty or interest due.

Property of Cook County

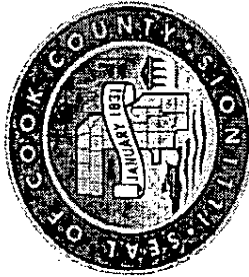
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Cook's Office

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**REAL ESTATE TRANSFER TAX**

11-May-2022



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

277.50  
555.00  
832.50

14-29-103-026-1015

20220501611560

0-935-169-936

Property of Cook County Clerk's Office