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2215222006D

Doc# 2215222006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/01/2022 09:52 AM PG: 1 OF 3

WARRANTY DEED

Illinois Statutory

AFTER RECORDING MAIL TO:

LoMonaco Law
300 N. LaSalle St., Ste. 4925
Chicago, IL 60654

SEND SUBSEQUENT TAX BILLS TO:

Andrew Wicklin
3151 N. Lincoln Ave., #307 1 of 2
Chicago, IL 60657

7722-30797 KA
\$98

Above space for Recorder's use only

THE GRANTOR; **Evan Henschel, single**, 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 consideration, \$10.00 in hand paid, CONVEYS and WARRANTS to **Andrew Wicklin, single**, of 2401 N. Janssen #207, Chicago, IL 60614, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

SEE "EXHIBIT A" ATTACHED HERETO

Permanent Real Estate Index Number: 14-29-100-040-1028

Address of Real Estate: 3151 N. Lincoln Ave., #307, Chicago, IL 60657

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Dated this 17 day of May, 2022

Evan Henschel

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

REAL ESTATE TRANSFER TAX		01-Jun-2022
	COUNTY:	202.50
	ILLINOIS:	405.00
	TOTAL:	607.50

14-29-100-040-1028 | 20220501618463 | 1-777-746-000

REAL ESTATE TRANSFER TAX		01-Jun-2022
	CHICAGO:	3,037.50
	CTA:	1,215.00
	TOTAL:	4,252.50 *

14-29-100-040-1028 | 20220501618463 | 0-390-406-224

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


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STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

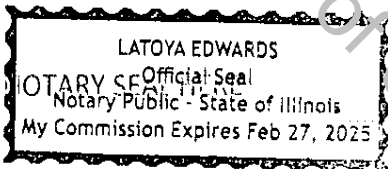
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Evan Henschel**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any such right exists.

Given under my hand and official seal, this 17th day of May, 2022

My commission expires on May 17, 2022



NOTARY PUBLIC



This instrument was prepared by:

Ashen Law Group
217 N. Jefferson St., Suite 601
Chicago, IL 60661
(312) 655-0800

Property of Cook County Clerk's Office

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 First American Title™	ALTA Commitment for Title Insurance
Exhibit A	<small>ISSUED BY</small> First American Title Insurance Company

EXHIBIT A

The Land is described as follows

PARCEL 1:

UNIT 307 IN LINCOLN LOFTS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 3 THROUGH 13, 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 SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 3, 1996 AS DOCUMENT 96672710, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 44T, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION RECORDED SEPTEMBER 3, 1996 AS DOCUMENT 96672710

14-29-100-040-1028

3151 N Lincoln Ave #307, Chicago, IL 60657

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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