UNOFFICIAL COPY

PREPARED BY:

Alan E. Lechowicz Alan E. Lechowicz & Associates, Ltd. 1240 Iroquois Avenue, Suite 102 Naperville, IL 60563

MAIL TAX BILL TO:

Alexander A. Dern Kristy N. Dern 1610 West Fullerton Avenue, Unit 403 Chicago, IL 60614

MAIL RECORDED DEED TO:

Sylvia Giacomuzzi P.O. Box 7336 Buffalo Grove, IL 60089 Doc#. 2215412088 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/03/2022 07:07 AM Pg: 1 of 2

Dec ID 20220601634109 ST/CO Stamp 0-290-766-928 ST Tax \$370.00 CO Tax \$185.00 City Stamp 0-559-202-384 City Tax: \$3,885.00

WARRANTY DEED

THE GRANTORS, MARJORIE A. FERIA, a single woman of the City of Chicago and the State of Illinois, for and in consideration of the sum of TEN (\$12.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY AND WARRANT to ALEXA DERN and KRISTY N. DERN, husband and wife, of 2123 N. Clark Street, #2R, Chicago, Illinois 6 614, not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNITS 403 AND P-20 IN THE ASHTON LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF CERTAIN PARTS OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20 TO 25, INCLUSIVE IN BLOCK 5 IN FULLERTON'S SECOND ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, 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 NUMBER 0706515050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-30-410-055-1021 AND 14-30-410-055-1039

Commonly known as: 1610 WEST FULLERTON AVENUE, UNIT 403 AND P-20, CHICAGO, IL 60614

Subject to: General real estate taxes for 2022 and subsequent years; special assessments confirmed after; building lines and easements, covenants, conditions, restrictions of record; zoning laws and ordinances; easements for public utilities.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

2215412088 Page: 2 of 2

Dated this 25th	_ day of May, 2022.	CIAL COP	Y
MIRA	₩		
MARJORIE A. PERIA			
STATE OF ILLINOIS)		
COUNTY OF COOK)SS.)		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARJORIE A. FERIA, 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 the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of May, 2022.

Commission Expires: February 22, 2025

Lakisha C. Williams NOTARY PUBLIC

Of Coot County Clerk's Office