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WARRANTY DEED

AFTER RECORDING MAIL TO:

Pamela Visvardis
1030 Higgins Rd
Ste 101
Park Ridge, IL 60068

Doc#: 2216806254 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2022 11:09 AM Pg: 1 of 4

Dec ID 20220601642147
ST/CO Stamp 0-009-635-920 ST Tax \$675.00 CO Tax \$337.50
City Stamp 1-058-211-920 City Tax: \$7,087.50

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Anne Nelson and Mikael Nelson
1555 North Wood Street, Unit 203
Chicago, IL 60622

THE GRANTORS: Rachel E. Ternik and Matthew P. Schiffman, wife and husband, of 1555 North Wood Street, Unit 203, Chicago, IL 60622, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Anne Nelson and Mikael Nelson, wife and husband, of 3330 Baltimore Ave., Kansas City, MO 64122, to have and to hold, as Tenants by the Entirety, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1555 North Wood Street, Unit 203 and G-10, Chicago, IL 60622
PIN: 17-06-203-047-1003 and 17-06-203-047-1019

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

SUBJECT TO: Declaration of Condominium and all amendments; including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; covenants, conditions and restrictions of record and public and utility easements; provided, however, that none of the foregoing covenants, restrictions and conditions or easements prevent the use of the Premises as a condominium residence; 2nd installment of general real estate taxes for 2021 and subsequent years; and acts done or suffered by or through Grantees.

22GST199202UH RGS 1002

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DATED this 8th day of June, 2022.

X Rachel E Ternik
Rachel E. Ternik

X Matthew P. Schiffman
Matthew P. Schiffman

STATE OF _____)
COUNTY OF _____)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Rachei E. Ternik and Matthew P. Schiffman**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as 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 this _____ day of _____, 2022.

SEE ATTACHED
Notary Public

NAME AND ADDRESS OF PREPARER:

Julie Moltz-Matgous
Attorney at Law
PO Box 5999
Vernon Hills, IL 60061

Property of Cook County Clerk's Office

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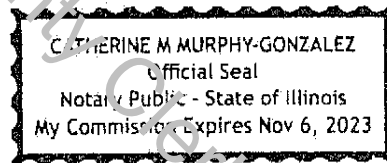
Remote Notarization Certification

I, CATHERINE M MURPHY GONZALEZ, a notary in and for the County of DuPage, State of Illinois, hereby certify that while I was physically present in the state of Illinois, Rachel E. Ternik and Matthew P. Schiffman, (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the WARRANTY DEED (document) consisting of 4 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me 6/8/2022.

Catherine M Murphy-Gonzalez

Notary Public



Commission Expires:

(Seal)

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 203 AND G-10 IN THE NORTH & WOOD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOTS 25 TO 28 IN BLOCK 2 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM (COMMERCIAL PARCEL) THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 14.97 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.69 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 25 TO 28, BOTH INCLUSIVE AND TAKEN AS A SINGLE TRACT, IN BLOCK 2 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 25; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 0.11 FEET; THENCE EAST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 55 MINUTES 19 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTH TO EAST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.05 FEET TO THE EXTERIOR FACE OF A 4 STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 1755 EAST NORTH AVENUE IN CHICAGO; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.40 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 96.75 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.15 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.51 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 20.16 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.68 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.98 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.75 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16.76 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.75 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.98 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.75 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.54 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 9.72 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.95 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16.55 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.81 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 53.65 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.34 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.33 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.50 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0502627026 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to: Declaration of Condominium and all amendments; including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; covenants, conditions and restrictions of record and public and utility easements; provided, however, that none of the foregoing covenants, restrictions and conditions or easements prevent the use of the Premises as a condominium residence; 2nd installment of general real estate taxes for 2021 and subsequent years; and acts done or suffered by or through Grantees.

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RET MPS