

PT22-83101W

1 of 2

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Doc#: 2216806204 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2022 09:36 AM Pg: 1 of 3

Dec ID 20220501608485
ST/CO Stamp 1-118-617-680 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-635-729-488 City Tax: \$3,150.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS Alex Peter From and Diane Beatrice Meyer, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Laine Klopfenstein, a single person of 1405 W Lake Shore Drive, Unit 74, Chicago IL 60610, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

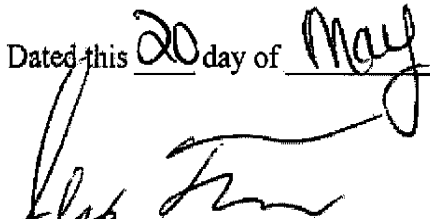
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 17-04-307-054-4146 and 17-04-307-054-4364
Property Address: 511 West Division Street Unit 311, Chicago, IL 60610


SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 20 day of May, 2022.



Alex Peter From (Seal)



Diane Beatrice Meyer (Seal)

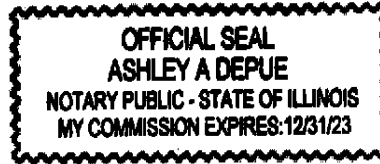
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STATE OF IL)
COUNTY OF COOK) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alex Peter From and Diane Beatrice Meyer 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 acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 20 day of May, 2022.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Gurney Law Group
150 South Wacker Suite 2400
Chicago, IL 60606

Laine Klopfenstein
511 West Division Street Unit 311
Chicago, IL 60610

Laine Klopfenstein
511 W Division Street Unit 311
Chicago, IL 60610

Property of COOK COUNTY Clerk's Office

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EXHIBIT "A" / LEGAL DESCRIPTION

The estate of interest in the Land described or referred to in this commitment and covered herein is a leasehold

Parcel 1:

Unit Numbers 03-311 and P03-046 in the Parkside of Old Town Midrise Leasehold Condominium, as delineated on a survey of the following described tract of Land:

Certain Lots in Parkside of Old Town being a Resubdivision and consolidation of parts of Blocks 2 and 3, and all of Blocks 4 and 5, and parts of vacated Alleys Lying Within Block 2 aforesaid, and vacated alleys lying within Blocks 3, 4 and 5 aforesaid, together with that part of vacated elm street lying South of and adjoining Blocks 2, 3 and 5 aforesaid, and lying North of and adjoining Blocks 9, 7 and 6, and that part of vacated North Hudson Avenue lying West of and adjoining Block 2 aforesaid, and lying East of and Adjoining Block 3 aforesaid, and lying North of the South Line of West Elm Street, and lying South of the South Line of West Division street as widened, all in Rogers' Subdivision of that Part West of the East Line of Sedgwick Street of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as exhibit "C" to the declaration of condominium ownership for Parkside of Old Town Midrise leasehold condominium recorded July 1, 2008 as Document No. 0818345111, as amended from time to time (the "Declaration"), together with its undivided percentage interest in the common elements.

Parcel 2:

A leasehold estate created by ground lease for a portion of the Parkside Phase I development between Chicago Housing Authority, Landlord, and Parkside Old Town I, LLC, tenant recorded October 13, 2006 as document number 0628602043 for a term of ninety-nine years commencing on September 1, 2006; partially assigned in the amount of grantee's undivided interest herein to grantee pursuant to the "Unit Lease Assignment" as defined in Section 6.3 of the ground lease over the property described above as parcel 1.

Parcel 3:

Non-exclusive easement for the benefit of parcels 1 and 2 for Ingress and egress over the community area for access, ingress and egress to and from parcels 1 and 2 over the community area as created in Section 2.04 of the community declaration recorded October 5, 2007 as Document No. 0727815136 and created by this special warranty deed.