

# UNOFFICIAL COPY

Doc#: 2218121418 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/30/2022 12:31 PM Pg: 1 of 3

Dec ID 20220601637480  
ST/CO Stamp 1-542-576-208 ST Tax \$1,280.00 CO Tax \$640.00  
City Stamp 0-100-849-744 City Tax: \$13,440.00

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, DAVID P. HARTNEY a/k/a DAVID HARTNEY and MICHELLE HARTNEY, Husband and Wife, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to PATRICIA DE BIASI and EDWARD L. COOPER III, wife and husband, as tenants by the entirety of 10 E. DELAWARE ST. #21E, CHICAGO, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing, terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

**FIRST AMERICAN TITLE**  
**FILE # AF1025348**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *2/4*

Permanent Real Estate Index Number(s): 17-03-209-055-1098, 17-03-209-055-1178 and 17-03-209-055-1179  
Address(es) of Real Estate: 10 E. DELAWARE ST. #21E, CHICAGO, IL 60611

Dated this 22 day of June, 20 22

  
DAVID P. HARTNEY

  
MICHELLE HARTNEY

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DAVID P. HARTNEY and MICHELLE HARTNEY 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 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 22 day of June, 20 22.



*Barbara A Harris* (Notary Public)


**Prepared by:**  
LAW OFFICES OF JONATHAN M. AVEN  
25 W. RANDOLPH ST. #1001  
CHICAGO, IL 60601

**Mail to:**  
JAMES ERWIN  
ERWIN LAW, LLC  
4043 N. RAVENSWOOD #208  
CHICAGO, IL 60613

**Name and Address of Taxpayer:**  
PATRICIA DE BIASI and  
EDWARD L. COOPER III  
10 E. DELAWARE ST. #21E  
CHICAGO, IL 60611

PROPERTY OF COOK COUNTY CLERK'S OFFICE

**UNOFFICIAL COPY**

 <p><b>First American</b></p> <p><b>Exhibit A</b></p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p><b>First American Title Insurance Company</b></p> <p>File No: AF1025348</p>
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Commitment File No.: AF1025348

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

**PARCEL 1 :**

UNITS 21E, P63 AND P64 IN 10 EAST DELAWARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF 10 EAST DELAWARE CONDOMINIUM OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND OF PARTS OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0934910051, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND OPERATING REQUIREMENTS AND RECORDED AS DOCUMENT 0934910050.

Note: For informational purposes only, the land is known as :

10 E. Delaware St, 21E  
Chicago, IL 60611

*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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