

# UNOFFICIAL COPY

Doc#: 2218706130 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/06/2022 09:00 AM Pg: 1 of 3

Dec ID 20220701667876  
ST/CO Stamp 1-677-637-712 ST Tax \$690.00 CO Tax \$345.00  
City Stamp 2-011-084-880 City Tax: \$7,245.00

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Daniel D. Mitchell and Jill C. Marshall  
1071 N. Hermitage Ave.  
Unit 1  
Chicago, IL 60622

(The Above Space for Recorder's Use Only)

THE GRANTORS Daniel D. Mitchell, single and Jill C. Marshall, single for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Katherine Brown and Justin Brown, ~~husband wife + husband~~, whose address is

Chicago

(BUYERS' ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-06-410-054-1001

Property Address: 1071 N. Hermitage Avenue, Unit 1, Chicago, IL 60622

**SUBJECT TO:** Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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This is NOT homestead property.

Dated June 22nd, 2022.

*Daniel D. Mitchell*

Daniel D. Mitchell

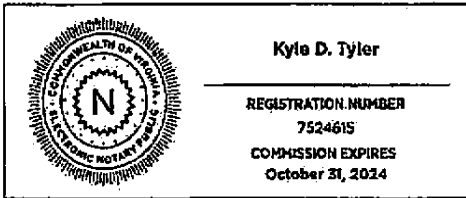
*Jill C. Marshall*

Jill C. Marshall

STATE OF Virginia )  
 ) SS,  
COUNTY OF Loudoun )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel D. Mitchell and Jill C. Marshall 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, June 22nd, 2022.



*[Signature]*  
Notary Public

Notarized online using audio-video communication

**THIS INSTRUMENT PREPARED BY**

Wilde Law Group  
1016 W. Jackson Blvd.  
Chicago, IL 60607

**MAIL TO:**

Gurney Law Group  
150 S. Wacker  
Suite 2400  
Chicago, IL 60606

**SEND SUBSEQUENT TAX BILLS TO:**

Katherine Brown and Justin Brown  
1071 N. Hermitage Avenue  
Unit 1  
Chicago, IL 60622

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## LEGAL DESCRIPTION

Order No.: 22GSA941648HH

For APN/Parcel ID(s): 17-06-410-054-1001

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PARCEL 1:

UNITS 1 IN THE 1071 NORTH HERMITAGE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 (EXCEPT THE EAST 25 FEET THEREOF) IN BLOCK 6 IN JOHNSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO

THE EAST 25 FEET OF LOT 7 IN BLOCK 6 IN JOHNSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0429419049; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-I AND S-I, A LIMITED COMMON AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0429419049.