

UNOFFICIAL COPY

Chicago Title

22CNW764803NB AV
WARRANTY DEED

1002

AFTER RECORDING MAIL TO:

Michael Bishop
1708 W. North Ave.
Unit C3
Chicago IL 60622

MAIL REAL ESTATE TAX BILL TO:

Michael Allen Bishop
1708 W. North Ave Unit C3
Chicago, IL 60622



22216490140

Doc# 2221649014 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2022 10:21 AM PG: 1 OF 3

(Reserved for Recorders Use Only)

THE GRANTOR: Jonathan Riden, a married man to a non-title holding spouse, of 234 Appley Ave., Libertyville, IL 60048, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Michael Allen Bishop, a single person of Holland, OH USA, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1708 W. North Ave., Unit C3, Chicago, IL 60622
PIN: 14-31-429-057-1008 and 14-31-429-057-1015

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities.

REAL ESTATE TRANSFER TAX

03-Aug-2022



CHICAGO: 3,000.00
CTA: 1,200.00
TOTAL: 4,200.00*

14-31-429-057-1008 | 20220701679575 | 0-103-563-856

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

03-Aug-2022



COUNTY: 200.00
ILLINOIS: 400.00
TOTAL: 600.00

14-31-429-057-1008 | 20220701679575 | 0-250-626-640

THIS IS NOT HOMESTEAD PROPERTY

UNOFFICIAL COPY

DATED this 29 day of July, 2022.

Jonathan Rierden
Jonathan Rierden

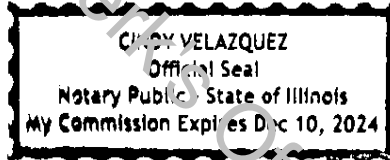
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Jonathan Rierden**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 29th day of July, 2022.

Cindy Velazquez
Notary Public

NAME AND ADDRESS OF PREPARER:
David Frank
Attorney at Law
3400 Dundee Rd., Suite 320
Northbrook, IL 60062



UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22CNW764803NB

For APN/Parcel ID(s): 14-31-429-057-1008 and 14-31-429-057-1015

PARCEL 1:

UNIT C-3 AND GU-3 IN THE 1700 WEST NORTH AVENUE RESIDENTIAL BUILDING
CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL
ESTATE:

LOTS 83, 84, 85 AND 86, TAKEN AS A TRACT (EXCEPT THE NORTH 42.50 FEET OF THE EAST
81.73 FEET THEREOF) AND EXCEPT COMMERCIAL UNITS AS SITUATED ON THE FIRST FLOOR
OF THE 1700 WEST NORTH AVENUE BUILDING, IN FITCH'S RESUBDIVISION OF BLOCK 26 IN
SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST
OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS
DOCUMENT NUMBER 00166327, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR ACCESS AND INGRESS AND EGRESS FOR THE BENEFIT OF
PARCEL 1 OVER PORTIONS OF THE COMMERCIAL PROPERTY CREATED BY THE
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS
RECORDED AS DOCUMENT NUMBER 00166328 AND SHOWN ON THE SURVEY ATTACHED AS
EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER
00166327.