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Doc# 2225001080 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2022 08:37 AM Pg: 1 of 5

Dec ID 20220801603109
ST/CO Stamp 1-494-934-096 ST Tax \$650.00 CO Tax \$325.00
City Stamp 1-763-369-552 City Tax: \$6,825.00

PT22-86160

1/2

WARRANTY DEED

Grantor, Kyle Bjornson and Kati Bjornson, as Trustees of The Kyle Bjornson and Kati Bjornson Revocable Living Trust dated August 15, 2019, for and in consideration of Ten and ⁰⁰/₁₀₀ Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Kevin O'Brien and Jennifer O'Brien, wife and husband as Tenants by the Entirety of Chicago, IL, the Real Estate located at and commonly known as:

2149 W. Roscoe Street, Unit 3, Chicago, Illinois 60618;

P.I.N.: 14-19-320-060-1003

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

PROPER TITLE, LLC

UNOFFICIAL COPY

Kyle Bjornson and Kati Bjornson, as Trustees of The Kyle Bjornson and Kati Bjornson Revocable Living Trust dated August 15, 2019

Kati Bjornson
Kati Bjornson

STATE OF IL)
) SS
COUNTY OF COOK

I, Sharon Y Roman, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Kati Bjornson, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 4 day of August, 2022.

Sharon Y Roman
NOTARY PUBLIC



Property of Cook County Clerk's Office

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Kyle Bjornson and Kati Bjornson, as Trustees of The Kyle Bjornson and Kati Bjornson Revocable Living Trust dated August 15, 2019

Kyle Bjornson

Kyle Bjornson

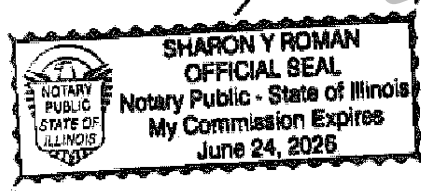
STATE OF IL
) SS.
COUNTY OF COOK

I, Sharon Y Roman, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Kyle Bjornson, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7 day of August, 2022.

Sharon Y Roman

NOTARY PUBLIC



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Mail Deed:

Ashen Law Group
217 N. Jefferson St., Ste 601
Chicago, IL 60661

Mail Tax Bill:

Kevin + Jennife O'Brien
2149 W. Roscoe St. Unit 3
Chicago, IL 60618

This instrument was prepared by:
Nimit Bammi, Esq
Bammi Law Group LLC
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601

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"EXHIBIT A" ADDENDUM

Unit number 3 in the 2149 Roscoe Condominium, as delineated on a survey of the following described tract of Land:

Lot 7 in Block 13 in C. T. Yerke's Subdivision of Blocks 33, 34, 35, 36, 41, 42, 43 and 44 all in the Subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0020662514; together with its undivided percentage interest in the common elements in Cook County Illinois.

The exclusive use to Parking Space P-2, a limited common element, as delineated on the Plat of survey attached to the declaration of condominium recorded as document number 0020662514, as amended from time to time.

Parcel ID(s): 14-13-320-060-1003,

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