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Doc#: 2307549111 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2023 03:10 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20230301669506
ST/CO Stamp 0-968-548-560 ST Tax \$330.00 CO Tax \$165.00
City Stamp 0-329-081-040 City Tax: \$3,465.00

THE GRANTOR, Jason Heidemann, a single man, of 4241 Gateway Ave, the City of Los Angeles, County of Los Angeles, State of California for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants, to Alan Thomas Leonhard, Jr. and Jan Laird Leonhard, as joint tenants of _____, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.

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; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

Permanent Real Estate Index Number: 14-19-426-042-1023

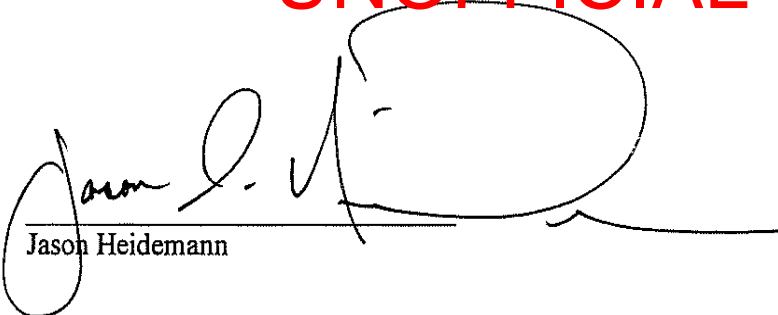
Address of Real Estate: 1601 W. School Street, #313, Chicago, IL 60657

Dated this 28 day of February 2023

FIDELITY NATIONAL TITLE

0023002001

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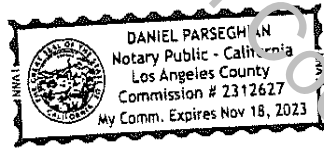



Jason Heidemann

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jason Heidemann, 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 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 28 day of February 2023.

(Notary Public)

Prepared By: Thomas J. Scannell
3135 W. 95th Street
Evergreen Park, IL 60805

Mail To:
Adam Docks
Perkins Coie, LLP
110 N. Wacker Drive, Suite 3400
Chicago, IL 60606

Name & Address of Taxpayer:
Alan Thomas Leonhard Jr. and Jan Laird Leonhard
185 E Oakridge Park
Metairie, LA 70005

GRANTEE'S ADDRESS ^

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EXHIBIT A

PARCEL 1:

UNIT 313 IN THE TOWER LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 AND 3 IN LINCOLN, ASHLAND, BELMONT SUBDIVISION BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 95658937, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 95658935 AND IN THE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NO. 95658936.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF P-30, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. 95658937.

Approved by Cook County Clerk's Office