

UNOFFICIAL COPY

WARRANTY DEED

Prepared By:

Tietz Law Firm, PC
2445 Dean Street, Suite 1D
St. Charles, IL 60175

Doc#: 2317106045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/20/2023 09:38 AM Pg: 1 of 2

Dec ID 20230601641557
ST/CO Stamp 1-860-462-288 ST Tax \$365.00 CO Tax \$182.50
City Stamp 0-065-775-312 City Tax: \$3,832.50

Return To:

Lisa Saul Esq
191 N WACKER #13100
Chicago IL 60604

Send Tax Bill To:

Kellen Schneidewend
and Meg Grady
2648 N. Washtenaw Avenue
Unit 1
Chicago, IL 60647

GRANTOR(S), **ISAAC BOWEN** and **ABRAHAM LOPEZ**, married to each other, of Denver, Co, for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to

GRANTEE(S), **KELLEN SCHNEIDEWEND**, unmarried and **MEG GRADY**, unmarried as Joint Tenants with Rights of Survivorship of 2455 W. Logan Boulevard, #3F, Chicago IL 60647, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

SUBJECT ONLY TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions and easements of record.

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

Address: 2648 N. Washtenaw Avenue, Unit 1, Chicago, IL 60647

Permanent Index Number: 13-25-409-032-1014

FIDELITY NATIONAL TITLE OC23006889

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DATED: 5/19/23



ISAAC BOWEN

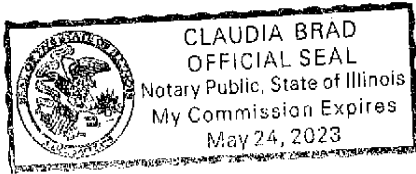


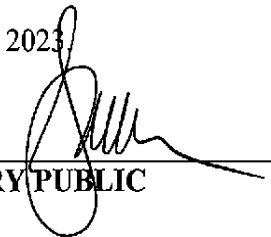
ABRAHAM LOPEZ

STATE OF IL)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for this County and State, **DO HEREBY CERTIFY** that **ISAAC BOWEN** and **ABRAHAM LOPEZ** are personally known to me to be the same persons whose names are subscribed to this instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act as and for the purposes set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 19th day of May, 2023.





NOTARY PUBLIC

LEGAL DESCRIPTION

PARCEL 1:

UNITS 2648-1 IN THE WASHTENAW-SCHUBERT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 AND 4 IN BLOCK 7 IN HARRIET FARLIN'S SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96437408, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION RECORDED AS DOCUMENT NUMBER 96437408.