

UNOFFICIAL COPY

GENERAL WARRANTY DEED

MAIL DEED AND TAX BILL TO:
Brad Bolander
3151 N. Lincoln Avenue, Unit 315
Chicago, Illinois 60657

Doc#: 2327646067 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2023 10:09 AM Pg: 1 of 3

Dec ID 20230901636250
ST/CO Stamp 0-989-111-248 ST Tax \$355.00 CO Tax \$177.50
City Stamp 1-397-662-672 City Tax: \$3,727.50

KNOW ALL MEN BY THESE PRESENTS: that ANN A. WHITLOW, a married woman, of the City of Chicago, Cook County, Illinois, ("GRANTOR"), for the sum of TEN AND 00/100 (\$10.00), and such good and other valuable consideration, in hand paid, CONVEYS and WARRANTS to BRAD BOLANDER, a/an ~~married~~ [unmarried] man, of the City of Chicago, Cook County, Illinois ("GRANTEE"), all of the following described land and improvements thereon situated in the City of Chicago, Cook County, and State of Illinois, to wit:

UNIT 315 IN LINCOLN LOFTS CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 3 THROUGH 13, INCLUSIVE IN JOHN P. ALTVELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER 1/2 OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 3, 1996 AS DOCUMENT 9662710, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

Permanent Index Number: 14-29-100-040-1036

* 2cc attached

Property Address: 3151 N. Lincoln Avenue, Unit 315, Chicago, Illinois 60657

ST 21 33 21 065
10 12

TO HAVE AND TO HOLD the above-described real estate in fee simple forever with the appurtenances and for the purposes set forth in this General Warranty Deed to Grantee.

SUBJECT only to general real estate taxes not due and payable at the date first shown below, all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

This property is subject to the Homestead Exemption Laws of the State of Illinois.

DATED: 9/20, 2023.

GRANTOR

Ann A. Whitlow
Ann A. Whitlow

GRANTOR

Dean Stevens
Dean Stevens

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ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that ANN A. WHITLOW, personally known to me as 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 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 20th day of Sept., 2023.

Mustafa Syed
 (Notary Public)

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that DEAN STEVENS, personally known to me as 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 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 20th day of Sept., 2023.

Mustafa Syed
 (Notary Public)

This instrument was prepared by:
 André Wrighte
 Wrighte Law Firm, Chartered
 4707 N. Broadway St., Ste. 305
 Chicago, Illinois 60640-7900
 (773) 273-9815

REAL ESTATE TRANSFER TAX		02-Oct-2023
	COUNTY:	177.50
	ILLINOIS:	355.00
	TOTAL:	532.50
14-29-100-040-1036 20230901636250 0-9 0-11 248		

REAL ESTATE TRANSFER TAX		02-Oct-2023
	CHICAGO:	2,662.50
	CTA:	1,065.00
	TOTAL:	3,727.50*
14-29-100-040-1036 20230901636250 1-397-662-672		

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

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit 315 in Lincoln Lofts Condominiums, as delineated on the survey of Lots 3 through 13, inclusive in John P. Altgeld's Subdivision of Blocks 1, 2, 3, 4 and 7 and the North 1/2 of Block 6 in the Subdivision of that part lying Northeastly of the Center line of Lincoln Avenue of the Northwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, Which survey is attached as Exhibit "D" to the Declaration of Condominium ownership recorded September 3, 1996 as Document 96672710, in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said declaration.

Parcel 2:

Exclusive right to use of Parking Space 34, limited common element as set forth in Declaration of Condominium for Lincoln Lofts Condominiums, recorded September 3, 1996 as Document 96672710, in Cook County, Illinois.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN-ALTA Commitment For Title Insurance (8/1/16)

