

UNOFFICIAL COPY

Doc#: 1711555008 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2017 10:20 AM Pg: 1 of 3

Dec ID 20170401641592
ST/CO Stamp 0-370-876-864 ST Tax \$807.50 CO Tax \$403.75
City Stamp 1-582-653-888 City Tax: \$8,478.75

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)

Above Space for Recorder's Use Only

THE GRANTOR(S) **Richard G. Cohn and Bennett P. Neuman, both single**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to **Richard Hilligoss, 530 West 50th Street, Apt. 2B, New York, NY 10019**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

x Liell Hilligoss
SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

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

SUBJECT TO: covenants, conditions and restrictions of record; and building lines and easements which do not interfere with the current use and enjoyment of the property.

Permanent Index Number (PIN): 14-21-306-038-1057

Address(es) of Real Estate: 3470 N. Lake Shore Drive, #25A, Chicago, IL 60657

Dated this 21 day of April, 2017.

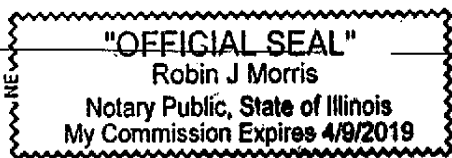
PLEASE PRINT OR TYPE NAMES BELOW
SIGNATURE(S)
Richard G. Cohn (SEAL) Bennett P. Neuman (SEAL)

(SEAL) (SEAL)

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Richard G. Cohn and Bennett P. Neuman, both single, personally known to me to be the same persons whose name 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 a 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 21st day of April, 2017.

Commission expires



Robin J Morris
NOTARY PUBLIC

Robin Cnd Chicago Title 17003800 CP (1all)

UNOFFICIAL COPY

This instrument was prepared by: Richard Cohn, 105 West Madison Street, #401, Chicago, Illinois 60602

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Fronz w. Jaeger #900
111 W. Washington St
Chicago, Illinois 60602

Lisa Hollyos
3470 N. L. St #25A
Chicago, Illinois 60657

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Order No.: 17003820LP

For APN/Parcel ID(s): 14-21-306-038-1057

UNIT NUMBER 25-A, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

THAT PART OF THE SOUTHERLY 40 FEET LOT 37, LYING SOUTHWESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFROM THE WESTERLY 54.75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, BOTH INCLUSIVE, AND 33 TO 37, BOTH INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

ALSO

THE NORTHERLY 25 FEET MEASURED AT RIGHT ANGLES WITH THE NORTHERLY LINE THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, BOTH INCLUSIVE, AND 33 TO 37, BOTH INCLUSIVE, IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT WITH THE WESTERLY LINE OF SHERIDAN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150 FEET; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT DISTANT 190 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 150.84 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SHERIDAN ROAD 298.96 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY COSMOPOLITAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 15666, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20446824 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LR2380325, ON APRIL 1, 1968; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.