

UNOFFICIAL COPY

Doc#: 1730349037 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2017 09:36 AM Pg: 1 of 3

Dec ID 20171001633545
ST/CO Stamp 0-088-760-352 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-498-472-480 City Tax: \$4,200.00

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)

Above Space for Recorder's Use Only

THE GRANTOR(S) Eric M. Edwards, a single man, of the City of Newport, State of Kentucky for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, each CONVEY(S) and WARRANT(S) to Amanda Moeller, a single person, of 3150 N. Lake Shore Dr., Chicago, IL 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

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, public and utility easements; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Index Number (PIN): 14-21-306-038-1046

Address(es) of Real Estate: 33470 N. Lake Shore Dr., #20A, Chicago, IL 60657

Dated this 10 day of October, 2017.

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Eric Edwards (SEAL) [Signature] (SEAL)
Eric M. Edwards
_____(SEAL) _____(SEAL)

State of Kentucky, County of Campbell, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Eric M. Edwards, a single man, 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 he 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.

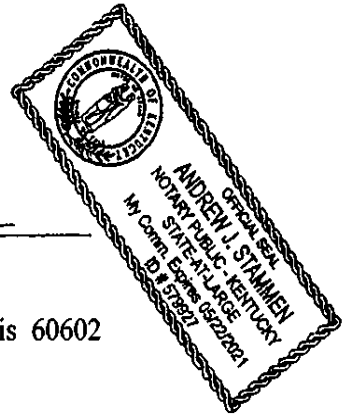
Chicago Title(L) 17PSA034057LP HD 1 of 2

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Given under my hand and official seal, this 10 day of October, 2017.

Commission expires 05/22, 2021

NOTARY PUBLIC



This instrument was prepared by: Richard Cohn, 105 W. Madison St., #401, Chicago, Illinois 60602

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Debra Vale
630 Dundee Rd, Ste 220
Northbrook, IL 60062

Amanda Moeller
3470 N. Lake Shore Dr., #20A
Chicago, IL 60657

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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Exhibit "A"

UNIT 20-A, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1: THAT PART OF THE SOUTHERLY 40 FEET OF 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 LOTS 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; AND

PARCEL 2: 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 LOTS 33 TO 37, BOTH INCLUSIVE IN PINE GROVE IN SECTION 31, 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 OF 190 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG SOUTHERLY LINE OF SAID LOT 150.84 FEET TO WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SHERIDAN ROAD, 298.96 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS 'EXHIBIT A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 20446824 AND FILED AS DOCUMENT NUMBER LR2380325, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.