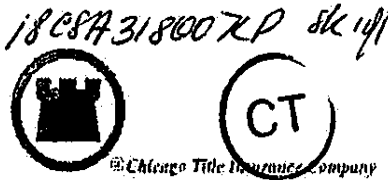


UNOFFICIAL COPY



Doc#: 1820106130 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2018 11:13 AM Pg: 1 of 3

Dec ID 20180701631878
ST/CO Stamp 0-537-577-248 ST Tax \$782.00 CO Tax \$391.00
City Stamp 0-693-716-768 City Tax: \$8,211.00

WARRANTY DEED

WHEN RECORDED MAIL TO:

Attorney Daniel Levy
100 S. Saunier Road, #150
Lake Forest, Illinois 60045

SEND TAX BILLS TO:

Erin Weseli Rossi
2700 N. Southport Avenue, Unit A
Chicago, Illinois 60614

The GRANTOR, Evamaria K. Bogner, married to Gerald Bogner, of Nokomis, Florida, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, Erin Weseli Rossi, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit A-

Property Address: 2700 N. Southport Avenue, Unit A, Chicago, Illinois 60614
Property Index Number: 14-29-302-159-1016

Subject only to the following, if any: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not yet due and payable at the time of Closing; and any other Permitted Exceptions as identified on the Chicago Title Insurance Company Title Commitment 18CSA318007LP.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemptions Law of the State of Illinois.

In witness whereof, the Grantor, **Evamaria K. Bogner**, has caused her name to be signed to this Warranty Deed, dated this 13 day of July, 2018.

Evamaria K. Bogner

Gerald Bogner, signing solely to release and waive all right under and by virtue of the Homestead Exemptions Law of the State of Illinois.

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STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Evamaria K. Bogner** and **Gerald Bogner**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that they signed and delivered the same instrument as their free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 13th day of July, 2018.



Michael D Lester
Notary Public

My Commission Expires: Nov. 4, 2021

THIS INSTRUMENT WAS PREPARED BY:
FMS Law Group LLC
200 W. Monroe Street, Suite 750
Chicago, Illinois 60606

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Exhibit -A-

Property Address: 2700 N. Southport Avenue, Unit A, Chicago, Illinois 60614

Property Index Number: 14-29-302-159-1016

Legally described as follows:

UNIT NUMBER 2700 "P" IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE FOLLOWING DESCRIBED LAND: LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 ALSO LOT 4 IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 AFORESAID, ALSO LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, ALSO LOTS 14 THROUGH 18 AND THE NORTH/SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 14 AND 15 IN SUBDIVISION OF LOT 1 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88248725 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.