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PT18. 48973 37 4
WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Zachary R. Cordier and Tiffany Cordier 3209 N Drake, Unit J Chicago, IL 60618

1000 M

Doc#. 1903647024 Fee: \$52.00

Edward M. Moody

Cook County Recorder of Deeds Date: 02/05/2019 11:00 AM Pg: 1 of 3

Dec ID 20190101684010

ST/CO Stamp 2-096-927-136 ST Tax \$370.00 CO Tax \$185.00

City Stamp 1-023-185-312 City Tax: \$3,885.00

(The Above Space for Recorder's Use Only)

THE GRANTORS Zachary R. Cordier and Tiffany Cordier, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Casey Schommer, individually, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-23-409-069-0005

Property Address: 3209 North Drake Avenue, Unit J, Chicago, IL 60618

SUBJECT TO: Covenants, conditions and restrictions of record private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestea 1 Exemption Laws of the State of Illinois.

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Dated this At day of Tan., 2019.

Zachary R. Cordier Add for fact

Inffan Corlier & Mostly flet

STATE OF ILLINOIS
) SS,
COUNTY OF COOK
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zachary R. Cordier and Tiffany Cordier personally known to me to be 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 in the 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 notarial seal, this $\partial \mathcal{A}$ day of $\mathcal{A} \cap$, 2019.

OFFICIAL SEAL BETH LASALLE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/26/21

Notary Public

THIS INSTRUMENT PREPARED BY Shane Mowery, Attorney at Law 3653 W Irving Park Rd Chicago, IL 60618

MAIL TO:

Katharine Barr Tyler 53 W Jackson, Ste 718 Chicago, IL 60604 SEND SUBSEQUENT TAX BILLS TO:

Clark's Offic

Casey Schommer 3209 North Drake Avenue, Unit J Chicago, IL 60618

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Exhibit A

Parcel 1:

The East 17.28 feet of the West 184.82 feet of the South 50.60 feet of the North 52.60 feet of Lots 37 to 48 taken as a tract in Block 4 in the subdivision of part of the West 1/2 of the Southeast 1/4 of Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded November 15, 1889 as document 1185671 in Book 36 of Plats, Page 40, in Cook County, Illinois;

Also;

That part of the East 1.96 feet of the West 167.54 feet of the South 20.95 feet of the North 31.22 feet lying above a horizontal plane of 26.42 feet above Chicago City Datum of the following described tract:

Lots 37 to 48 in Block 4 in the subdivision of part of the West 1/2 of the Southeast 1/4 of Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded November 15, 1889 as document number i135371 in Book 36 of Plats, Page 40, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 fcr ingress and egress over and upon the common area courtyard and inner drive as delineated in the declaration of covenants, conditions, restrictions and easements, recorded in the Office of the Recorders of Deeds of Cook County inimois, as document number 00253165 in Cook County, Illinois. 13-23-409-069-0000

Legal Description