

# UNOFFICIAL COPY

Doc# 1922645025 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/14/2019 09:42 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY

TENANTS BY THE ENTIRETY

Dec ID 20190801656963  
ST/CO Stamp 1-375-157-344 ST Tax \$1,180.00 CO Tax \$590.00  
City Stamp 0-745-925-728 City Tax: \$12,390.00

FIRST AMERICAN TITLE  
FILE # 2978863

FAT No.: 2978863

THE GRANTOR(S) **KATHERINE FLANAGAN**, a never married woman, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTY(S) to **DAVID HIRSCHFELD** and **ANDREA HIRSCHFELD**, husband and wife, of 70 SPEIR DRIVE, SOUTH ORANGE, NJ of the County of ESSEX, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: General taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.

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

TO HAVE AND TO HOLD said premises as husband and wife, as Tenants By The Entirety forever.

Permanent Real Estate Index Number(s): **17-03-204-064-1056**

Address(es) of Real Estate: **1000 NORTH LAKE SHORE PLAZA, UNIT 24-A  
CHICAGO, ILLINOIS 60611**

Dated this 11<sup>th</sup> day of July, 2019

Katherine Flanagan  
KATHERINE FLANAGAN

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STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **KATHERINE FLANAGAN**, 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 she signed, sealed and delivered the said instrument as her 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 11 day of July, 20 19.



*[Signature]*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Novit and Novit, LLC  
100 N. LaSalle Street  
Suite 1700  
Chicago, IL 60602

Mail to: JOHN WINAND, ESQ  
800 WILKESMAN ROAD  
SUITE 201  
ELENVIEW, IL 60025

Name and Address of Taxpayer:  
DAVID HIRSCHFELD  
1000 N. LAKE SHORE PLAZA  
UNIT 24-A  
CHICAGO, ILLINOIS 60611

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## Exhibit "A" - Legal Description

UNIT NO. 24A AS DELINEATED ON SURVEY OF THAT, PART OF LOT 'A' DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 90.60 FEET NORTH OF THE SOUTH EAST CORNER THEREOF; THENCE WEST PERPENDICULARLY TO SAID EAST LINE, 114.58 FEET, MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE WHICH IS 22.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTH PORTION OF SAID LOT 'A', THENCE NORTH ALONG SAID PARALLEL LINE AND SAID LINE, EXTENDED 24.605 FEET; THENCE WEST ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID LOT, 55.52 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF THE NORTH PORTION OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE 7.95 FEET, MORE OR LESS TO THE CORNER OF THE NORTH PORTION OF SAID LOT; THENCE EAST 32.99 FEET ALONG THE SOUTH LINE OF THE NORTH PORTION OF SAID LOT TO A POINT ON THE WEST LINE OF THE SOUTH PORTION OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH WEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTH EAST CORNER THEREOF, THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING, SAID LOT 'A' BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 2, POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO IN THE NORTH HALF OF BLOCK 7 AND OF PART OF LOT 21 IN COLLINS' SUBDIVISION OF THE SOUTH HALF OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED AUGUST 18, 1976 AND KNOWN AS TRUST NO. 3067, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23675015, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY).