

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1936446098 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/30/2019 09:55 AM Pg: 1 of 2

Dec ID 20191201669085
ST/CO Stamp 1-581-905-248 ST Tax \$475.00 CO Tax \$237.50
City Stamp 1-261-636-960 City Tax: \$4,987.50

THE GRANTOR, HERBERT B. NECHIN, a single person, of the City of Lincolnwood, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, WARRANTS and CONVEYS to HARVEY KAPLAN and NANCY KAPLAN, husband and wife, as tenants by the entirety, the following described real estate situated in the County of Cook, the State of Illinois, to-wit:

(see Exhibit "A" attached hereto and made a part hereof)

subject only to: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered by grantees; all special governmental taxes or assessments confirmed and unconfirmed; condominium association declaration and by-laws; and general real estate taxes for 2019 and subsequent years;

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

Permanent Real Estate Index Number: 14-28-200-003-1048
Property Address: 3180 N. Lake Shore Drive, Unit 7H, Chicago, Illinois 60657

DATED this 13 day of December, 2019.

 (SEAL)
Herbert B. Nechin

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herbert B. Nechin, 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 they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 13th day of December, 2019.


NOTARY PUBLIC

This instrument prepared by Peter E. Manis, Esq., 4619 N. Ravenswood Ave., Suite 201-B, Chicago, Illinois 60641.

Upon recording, return to:
TIMOTHY GALLAGHER
7613 RIDGEWOOD LN
BURR RIDGE, IL
60527-8024

Send subsequent tax bills to:
HARVEY KAPLAN
3170 N. SHERIDAN
UNIT 821
CHICAGO IL 60657



Chicago Title 19GSC150002NA

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LEGAL DESCRIPTION

Order No.: 19GSC150002NA

For APN/Parcel ID(s): 14-28-200-003-1048

UNIT NUMBER 7H IN 3180 AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE IN THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1974 AND KNOWN AS TRUST 32842, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22844947, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID PROPERTY, AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM AFORESAID.

Recorder of Cook County Clerk's Office