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WARRANTY DEED

Doc#: 2011220123 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/21/2020 10:21 AM Pg: 1 of 4

Dec ID 20200301644759

City Stamp 1-935-503-584

THE GRANTORS, KURT
BUEHRER and BERNADETTE
BUEHRER, husband and wife,


of the City of Chicago, County of Cook, State of Illinois for the consideration of One Dollar (\$1.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEY and WARRANTY to an undivided one-half (1/2) interest to KURT D. BUEHRER or BERNADETTE BUEHRER, not individually but as trustees of the KURT D. BUEHRER LIVING TRUST dated March 5, 2020 and an undivided one-half (1/2) interest to BERNADETTE BUEHRER or KURT D. BUEHRER, not individually but as trustees of the BERNADETTE BUEHRER LIVING TRUST dated March 5, 2020, as tenants in common, 7744 N. Sheridan, Chicago, Illinois, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

SEE EXHIBIT A ATTACHED HERETO

Permanent Real Estate Index Number(s): 11-29-101-033-1021 and 11-29-101-033-1042

Address(es) of Real Estate: 7744 N. Sheridan, Chicago, Illinois 60626

Dated this 5th day of March, 2020


KURT BUEHRER


BERNADETTE BUEHRER

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 KURT BUEHRER and BERNADETTE BUEHRER, 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 grantors signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and official seal, this 5th day of March, 2020



Shannon M. Heilman
Notary Public

This instrument was prepared by Shannon M. Heilman, Attorney-at-Law, 7246 W. Touhy Ave., Chicago, Illinois 60631

Mail to: KURT D. BUEHRER and BERNADETTE BUEHRER, 7744 N. Sheridan, Chicago, Illinois 60626.

or Recorder's Office Box No. _____

Send Subsequent Tax Bills To KURT D. BUEHRER and BERNADETTE BUEHRER, 7744 N. Sheridan, Chicago, Illinois 60626.

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph a Section 4,
Real Estate Transfer Act

Date: 3-5-2020

Prepared By:
Shannon M. Heilman
7246 W. Touhy Ave.
Chicago, Illinois 60631

Signature: Bernadette Buehrer

REAL ESTATE TRANSFER TAX		08-Apr-2020
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



11-29-101-033-1021 | 20200301644759 | 1-935-503-584

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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EXHIBIT 'A'

Legal Description

UNITS 37 AND T5 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF N. SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030097477, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent, affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 5th, 2020.

Signature(s): X Bernadette Buchner
X [Signature]
Grantor or Agent

Subscribed and sworn to before me this
5th day of March, 2020
[Signature]
Notary Public



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 5, 2020

Signature(s): X Bernadette Buchner
X [Signature]
Grantee or Agent

Subscribed and sworn to before me this
5th day of March, 2020
[Signature]
Notary Public



Note: any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a class C misdemeanor of the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).