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14-202386

WARRANTY DEED

Tenancy by Entirety

Doc#: 2035942037 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/24/2020 11:29 AM Pg: 1 of 3

Dec ID 20200901611336

ST/CO Stamp 0-001-178-592 ST Tax \$945.00 CO Tax \$472.50

City Stamp 2-145-516-512 City Tax: \$9,922.50

THE GRANTOR(S)

(The space above for Recorder's use only)

Barry Solomon and Lioudmila Solomon aka Lioudmila Lopatina Solomon of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to Barbara Cruikshank and Linda Rahm a married couple, of 50 Olive St., Northampton, MA 01060 as **TENANTS BY THE ENTIRETY** the following described Real Estate situated in Cook County, Illinois, commonly known as 340 West Diversey Parkway, Units 1717 & 1719, Chicago, IL 60657, legally described as:

Parcel 1:

Unit # 1717, as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of Lot 6 in Assessor's Division of Lots 1 and 2 in the Subdivision by the City of Chicago of the East Fractional Half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which lies between the East line of North Sheridan Road (formerly Lake View Avenue) on the West and the West line of North Commonwealth Avenue on the East (except therefrom that part lying North of a straight line drawn from a point on the East line of said North Sheridan Road which is 228 feet 4-3/16 inches North of the North Line of West Diversey Parkway to a point on the West line of said North Commonwealth Avenue which is 227 feet 10 inches North of the North line of Said West Diversey Parkway); also that part of Lot 7 in said Assessor's Division which lies between the East line of North Sheridan Road (formerly Lake View Avenue) on the West, the West line of North Commonwealth Avenue on the East, and North line of West Diversey Parkway on the South, all in Cook County, Illinois;

Which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by American National Bank and Trust Company, a National Banking Association known as Trust Number 11139, recorded in the Office of the Recorder of Deeds, of Cook County, Illinois, as Document 23400546, in Cook County, Illinois;

Parcel 2:

Unit # 1719, as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of Lot 6 in Assessor's Division of Lots 1 and 2 in the Subdivision by the City of Chicago of the East Fractional Half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which lies between the East line of North Sheridan Road (formerly Lake View Avenue) on the West and the West line of North Commonwealth Avenue on the East (except therefrom that part lying North of a straight line drawn from a point on the East line of said North Sheridan Road which is 228 feet 4-3/16 inches North of the North Line of West Diversey Parkway to a point on the West line of said North Commonwealth Avenue which is 227 feet 10 inches North of the North line of Said West Diversey Parkway); also that part of Lot 7 in said assessor's division which lies between the East line of North Sheridan Road (formerly Lake View Avenue) on the West, the West line of North Commonwealth Avenue on the East, and North line of West Diversey Parkway on the South, all in Cook County, Illinois;

Which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by American National Bank and Trust Company, a National Banking Association Known as Trust Number 11139, recorded in the office of the recorder of deeds, of Cook County, Illinois, as Document 23400546, in Cook

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County, Illinois;

Parcel 3:

Easement to construct, use and maintain party wall with wooden piles and concrete footings, such piles and footings to extend not more than 3 feet 6 inches upon the hereinafter described Land, as created by Party Wall Agreement dated January 3, 1956 and recorded June 17, 1957 as Document 16931983, the center of said party wall commencing approximately 22 feet West of the East lot line and extending West approximately 126 feet along boundary line between above Parcel 1 and Parcel 2 the land described as follows:

That part of Lots 5 and 6 in Assessor's Division of Lots 1 and 2 in the Subdivision by the City of Chicago of the East Fractional Half of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, which lies between Sheridan Road (formerly Lake View Avenue) on the West, Commonwealth Avenue on the East (excepting therefrom that part lying South of a straight line drawn from a point on the East line of said North Sheridan Road which is 228 feet 4 3/16ths inches North of the North line of West Diversey Parkway to a point on the West line of said North Commonwealth Avenue which is 227 feet 10 inches North of the North line of said West Diversey Parkway and said straight line produced West to the center line of said North Sheridan Road and produced East to the center of said North Commonwealth Avenue), in Cook County, Illinois.

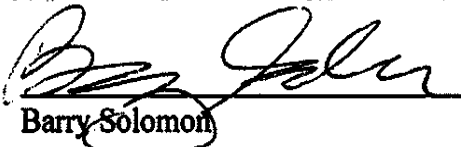
Permanent Index Number (PIN): 14-28-206-005-1303 and 14-28-206-005-1305

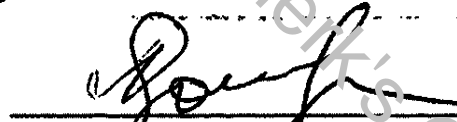
Address(es) of Real Estate: 340 West Diversey Parkway, Units 1717 & 1719, Chicago, IL 60657

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as **TENANTS BY ENTIRETY** forever.

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2020 and subsequent years.

Dated this ~~29th day of September, 2020~~ 19th day of November, 2020

 (SEAL)
Barry Solomon

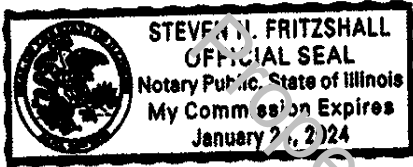
 (SEAL)
Lioudmila Solomon aka
Lioudmila Lopatina Solomon

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STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barry Solomon and Lioudmila Solomon aka Lioudmila Lopatina Solomon personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 18th day of NOVEMBER, 2020.



Steven N. Fritzshall
NOTARY PUBLIC
Commission expires _____

This instrument was prepared by: Steven N. Fritzshall, 6584 N. Northwest Highway, Chicago, IL 60631

MAIL TO:
Dana Siragusa
25 E. Washington
Suite 700
Chicago, IL 60602
OR Recorder's Box No. _____

SEND SUBSEQUENT TAX BILLS TO:
Barbara Cruikshank and Linda Rahm
340 West Diversey Parkway, Units 1717 & 1719
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		20-Nov-2020
COUNTY:	ILLINOIS	472.50
TOTAL:		1,417.50
14-28-206-005-1303 20200901611336 0-001-178-592		

REAL ESTATE TRANSFER TAX		20-Nov-2020
CHICAGO:	CTA:	7,087.50
TOTAL:		2,835.00
		9,922.50 *
14-28-206-005-1303 20200901611336 2-145-516-512		
* Total does not include any applicable penalty or interest due.		