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Doc#: 2105006118 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/19/2021 10:21 AM Pg: 1 of 2

WARRANTY DEED ILLINOIS STATUTORY ESTATE

Prepared by:
Christine A. Zyzda
208 W. Washington St. Suite 120
Chicago, IL 60606

Grantee's Address
Mail to, and Name and Address of
Taxpayer
Daniel Brandt
5855 North Sheridan Road 23A
Chicago, IL 60660

Dec ID 20210101625708
ST/CO Stamp 1-698-490-384 ST Tax \$290.50 CO Tax \$145.25
City Stamp 0-624-748-560 City Tax: \$3,050.25

FIRST AMERICAN TITLE
FILE # AF1004412

1031

FATIC No.: AF1004412

Mary S. Lowman, Independent Executor, of the Estate of VIRGINIA M. WHITE, deceased, ("Executor"), as Grantor, and JOHN BROSINAN and MARGARET BROSINAN, married to each other, and DANIEL BRANDT as Grantee(s)
WHEREAS, VIRGINIA M. WHITE, ("Decedent") resided in the City of Chicago, County of Cook, State of IL and died Testate on 08/22/2020 and that thereafter proceedings were instituted in the CIRCUIT COURT OF COOK COUNTY, ILLINOIS of Cook County, Illinois, as Case No. **2029 P 004798** to probate the estate of said Decedent and on **10/22/2020**, Grantor was duly appointed and qualified as the Executor of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of \$290,500.00 in full purchase price, and other valuable consideration, the receipt of which is hereby acknowledged, the Executor of the said estate does hereby CONVEY(S) and WARRANT(S) to **JOHN BROSINAN and MARGARET BROSINAN, married to each other as joint tenants, with the right of survivorship, and not as tenants in common, as to a 50% undivided interest and DANIEL BRANDT, a single man, as a tenant in common as to a 50% undivided interest** of the County of Cook, State of IL all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: **UNIT NUMBER 23-A IN THORNDALE BEACH SOUTH CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL): LOTS 1, 2, 3 AND THE NORTH 25 FEET OF LOT 4 (EXCEPT THE WEST 14 FEET OF SAID LOTS) IN BLOCK 21; ALSO ALL THAT LAND LYING EAST OF AND ADJOINING SAID LOTS 1 TO 3, AND THE NORTH 25 FEET OF LOT 4, AND LYING WESTERLY OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS FILED FOR RECORD IN RECORDER'S OFFICE OF DEEDS OF COOK COUNTY, ILLINOIS, ON JULY 16,1931 AS DOCUMENT 10938695, ALL IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH,**



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RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 33662, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 19967972 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

This is NOT homestead property.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2020 and subsequent years

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

Address(es) of Real Estate: 5855 North Sheridan Road 23A Chicago, Illinois 60660
Permanent Real Estate Index Number(s): 14-05-403-021-1187

Dated this 22nd day of January, 2021

By: Mary S. Lowman
Mary S. Lowman As Independent Executor

STATE OF ILLINOIS, COUNTY OF DeKalb SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary S. Lowman, Independent Executor of VIRGINIA M. WHITE, personally known to me to be the same person(s) whose name(s) are subscribed to 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 22 day of January, 2021



Tracy Meidler
Notary Public