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21057470620

Doc# 2105747062 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/26/2021 02:38 PM PG: 1 OF 3

WARRANTY DEED Tenants by the Entirety

File No: 21131337

THIS INDENTURE WITNESSETH, that the Grantor(s), Michael Levinson and Lynne R. Levinson, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Guy Cohen and Shira Cohen- Zimmerman, husband and wife (Grantee's Address) ~~*~~, not as Joint Tenants or as Tenants in Common but as Tenants by the Entirety, the following described real estate, to-wit:

* 3536 N Pine Grove Ave Chicago IL 60657

UNIT 3536 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THE NORTH 234 FEET OF THE EAST 173 FEET OF THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

THE SOUTHERLY HALF OF LOT 2 AND ALL OF LOTS 3 AND 4, IN BLOCK 11, IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 IN PINE GROVE, A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY EXCHANGE NATIONAL BANK OF CHICAGO NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST DATED AUGUST 1, 1953 AND KNOWN AS TRUST NO. 3990 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21874796 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AND DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-21-301-030-1005

Address of Real Estate: 3536 N Pine Grove Ave, Chicago, IL 60657

Subject to the following restrictions: a) all taxes ~~and special assessments~~ for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; ~~roads and highways, situated in~~; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 25th Day of February, 2021

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Michael Levinson

Michael Levinson

Lynne R. Levinson

Lynne R. Levinson

REAL ESTATE TRANSFER TAX

26-Feb-2021



| | |
|-----------|--------|
| COUNTY: | 205.00 |
| ILLINOIS: | 410.00 |
| TOTAL: | 615.00 |

14-21-301-030-1005 | 20210201645848 | 0-703-708-176

REAL ESTATE TRANSFER TAX

26-Feb-2021



| | |
|----------|------------|
| CHICAGO: | 3,075.00 |
| CTA: | 1,230.00 |
| TOTAL: | 4,305.00 * |

14-21-301-030-1005 | 20210201645848 | 0-416-412-688

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

Property of Cook County Clerk's Office

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STATE OF IL)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Michael Levinson and Lynne R. Levinson, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 25 day of Feb, 2021.

Gail Maher
Notary Public

This Instrument was prepared by:
Neil P. Gantz
105 W. Madison Street
Chicago IL 60602



Future Tax Bills to And →
Guy Cohen
35136 N Pine Grove Ave
Chicago IL 60657

After recording return document to:

Property of Cook County Clerk's Office