

PT 21-68491

**UNOFFICIAL COPY**

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**WARRANTY DEED  
IN TRUST  
ILLINOIS STATUTORY**

Doc# 2106917287 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/10/2021 03:32 PM Pg: 1 of 3

Dec ID 20210201637729  
ST/CO Stamp 1-225-765-904 ST Tax \$129.00 CO Tax \$64.50  
City Stamp 2-018-194-448 City Tax: \$1,354.50

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Diane V. Sepsis, an unmarried woman, of 23452 Lake Drive, Cassopolis, MI 49031 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Joseph S. Adams, Trustee of the Joseph S. Adams 2001 Trust dated December 22, 2014, , of 395 Elder Lane, Winnetka, IL 60093, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-16-303-035-1031

Property Address: 720 West Gordon Terrace, Unit 14B, Chicago, IL 60615

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

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 8 day of February, 2021.

X Diane V. Sepsis  
Diane V. Sepsis

STATE OF Illinois )  
  ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Diane V. Sepsis, 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 she signed, sealed and delivered the instrument as her 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 8 day of February, 2021.



Cynthia Ramirez  
Notary Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss  
ATTORNEY AT LAW  
1530 West Fullerton Avenue  
Chicago, IL 60614

MAIL TO:

John C. Meyer Law Office  
566 W. Adams Street  
Suite 600  
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Joseph S. Adams  
720 West Gordon Terrace  
Unit 14B  
Chicago, IL 60613

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## EXHIBIT A LEGAL DESCRIPTION

Unit 14-B in 720 Gordon Terrace Condominium: as delineated on survey of the following described real estate:

Parcel 1: Lots 5 and 6 in Block 3 in Waller's Addition to Buena Park in Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian

Parcel 2:

Sub-Lots 26 and 27 in Waller's Subdivision of lot 7 in Block 3 and Lot 7 in Block 4 in Waller's Addition to Buena Park in Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian

Parcel 3:

Lots 5, 6, 7 and 8 and that part of Lot 25 lying between the East line of Lot 4 extended North and the East line of lot 8 extended North. Being that portion of Lot 25 lying North of and adjoining Lots 5, 6, 7 and 8 all in Simmors and Gordon's Addition to Chicago, being a Subdivision of Lots 10 and 19 and the vacated street lying between said Lots in the School Trustees' Subdivision of Fractional Section 16, 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 recorded and filed as Document 24491225 and LR3024350 together with its undivided percentage interest in the common elements in Cook County, Illinois.

14-16-303-035-1031