# UNOFFICIAL COPY

Doc#. 2108925048 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

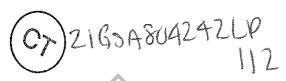
Date: 03/30/2021 04:03 PM Pg: 1 of 3

Dec ID 20210301663534

ST/CO Stamp 1-769-740-816 ST Tax \$312.50 CO Tax \$156.25

City Stamp 1-187-097-104 City Tax: \$3,281.25

### WARRANTY DEED



Katherine Abbo, as trustee of the Katherine M. Abbo Revocable Trust dated
September 14, 2005, 7415 Second Ave., Kenosha, WI 53143 ("Grantor") for and in consideration
of TEN & 00/100 DOLLARS, and ther good and valuable consideration, CONVEY(S) and
WARRANT(S) to Anna Rakowsky, Emily Briskman and Ellen Briskman, 3200 N. Lake Shore
Dr., Unit 602, Chicago, IL 60657 ("Grantee"), not as tenants in common, but as joint tenants with
right of survivorship, the following described real estate situated in the County of Cook in the State
of Illinois, to wit:

X a martied Woman

Q Single Woman

See attached legal description

Permanent Real Estate Index Number: 14-21-314-048-1035

Address of Real Estate: 3200 N. Lake Shore Dr., Unit 602, Chicago, IL 60657

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easurents; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

# **UNOFFICIAL COPY**

Dated: $3/2$ , 2021
Katherine Abbo, as trustee of the Katherine M. Abbo Revocable Trust dated September 14, 2005
STATE OF (SS) JESSICA JOHNSON Notary Public State of Wisconsin  COUNTY OF (COUNTY OF (CO
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that <b>Katherine Abbo, as trustee of the Katherine M. Abbo Revocable Trust dated September 14, 2005</b> is personally 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 and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.  Given under my hand and under this seal this <u>And</u> day of <u>March</u> , 2021
Novary Public
Commission expires: 10-23-21  Prepared By:
Prepared By:
Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618
Return to after recording and Name and Address of Taxpayer:

Return to after recording and Name and Address of Taxpayer: Anna Rakowsky and Emily Briskman 3200 N. Lake Shore Dr. Unit 602 Chicago, IL 60657

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## LEGAL DESCRIPTION

Order No.: 21GSA804242LP

For APN/Parcel ID(s): 14-21-314-048-1035

#### PARCEL 1:

UNIT NUMBER 602 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF ORIGINAL LOTS 27 AND 28 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF MELROSE STREET 148 FEET 6 1/2 INCHES WEST OF THE INTERSECTION OF THE SOUTH LINE OF MELROSE STREET AND THE WEST LINE OF SHERIDAN ROAD; (I) ENCE SOUTH 101 FEET 6 1/2 INCHES ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 27 IN PINE GROVE AFORESAID AND 1,098 FEET 7 1/2 INCHES EAST OF THE EAST LINE OF EVANSTON AVENUE; THENCE EAST 9 FEET MORE OR LESS TO A POINT 139 FEET 7 INCHES WEST OF AND PARALLEL TO THE WEST LINE OF SHERIDAN ROAD; THENCE SOUTH ON SAID LINE TO A POINT IN THE NORTH LINE OF BELMONT AVENUE (BEING A LINE 33 FEET NORTH OF THE SOUTH IN THE OF ORIGINAL LOT 28 IN PINE GROVE) 139 FEET 7 INCHES WEST OF THE WEST LINE OF SHERIDAN ROAD; THENCE EAST ALONG THE NORTH LINE OF BELMONT AVENUE 139 FEET 7 INCHES TO THE WEST LINE OF SHERIDAN ROAD; THENCE NORTH ALONG THE WEST LINE OF SHERIDAN ROAD; THENCE NORTH ALONG THE WEST LINE OF SHERIDAN ROAD 331 FEET 1 INCH TO THE SOUTH LINE OF MELROSE STREET; THENCE WEST ALONG THE SOUTH LINE OF MELROSE STREET; THENCE WEST ALONG THE SOUTH LINE OF MELROSE STREET 148 FEET 6 1/2 INCHES TO THE POINT OF BEINNING IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION! OF CONDOMINIUM OWNERSHIP FOR HARBOR HOUSE CONDOMINIUM ASSOCIATION MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTE. UNDER TRUST AGREEMENT DATED FEBRUARY 20, 1976, AND KNOWN AS TRUST NUMBER 50400, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23481866, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS APPURTENANT TO PARCEL 1, AS CREATED BY A DOCUMENT DATED SEPTEMBER 17, 1951 AND RECORDED SEPTEMBER 26, 1951 AS DOCUMENT 15178910, AND AS AMENDED BY A DOCUMENT RECORDED JULY 19, 1967 AS DOCUMENT 20201519, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.