

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2109025030 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2021 03:26 PM Pg: 1 of 3

Dec ID 20210301664148
ST/CO Stamp 1-650-330-128 ST Tax \$425.00 CO Tax \$212.50
City Stamp 2-014-145-040 City Tax: \$4,462.50

FIRST AMERICAN TITLE
FILE # AF1005522 1/2

Preparer File: AF1005522

THE GRANTOR(S) Taylor Grover, married to Aaron Grover, both of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to ~~Kristen Melling~~, _____, of _____, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

* **KIRSTEN K.**

See Exhibit "A" attached hereto and made a part hereof

KKM

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

Permanent Real Estate Index Number(s): 14-33-418-014-1007

Address(es) of Real Estate: 1705 N. North Park Ave, Unit 3
Chicago, IL 60614

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Dated this 1st day of March, 20 21

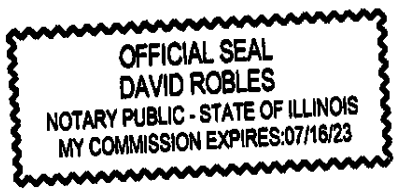
X [Signature]
Taylor Grover

X [Signature]
Aaron Grover (for the sole purpose of releasing homestead rights)

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Taylor Grover and Aaron Grover, 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 1st day of March, 20 21



[Signature]
Notary Public

Prepared by:
Thakrar & Associates, PC
1001 Green Bay Road, Suite 234
Winnetka, IL 60093

Mail to: ↙

Name and Address of Taxpayer: Grantee's Address
Kirsten Melling
1705 N. North Park Ave, Unit 3
Chicago, IL 60614

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 1705-3 IN THE NORTH PARK CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF BLOCK 4 IN D. F. CRILLY'S SUBDIVISION OF LOT 'A' IN SIM AND D'ANTIN'S SUBDIVISION OF LOTS 14 TO 19 INCLUSIVE AND THE SOUTH 63 FEET OF LOT 13 IN THE NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY THE LAKE VIEW TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1977 KNOWN AS TRUST NUMBER 4419 AND RECORDED AS DOCUMENT NUMBER 24122619 AND AMENDED BY DOCUMENT 24301780, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-33-418-014-1007 (Vol. 496)

Property Address: 1705 N North Park Ave Apt 3, Chicago, Illinois 60614

Property of Cook County Clerk's Office