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FIRST AMERICAN TITLE

FILE # AF1004873

Doc#: 2109120024 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/01/2021 06:19 AM Pg: 1 of 3

Dec ID 20210301666787
ST/CO Stamp 1-571-482-128 ST Tax \$365.00 CO Tax \$182.50
City Stamp 1-939-991-056 City Tax: \$3,832.50


WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Michael C. Schneider and Denise L. Lam
1827 Wilmette Ave.
Unit A
Wilmette, IL 60091

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael C. Schneider and Denise L. Lam, divorced from one another and not since remarried, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Bruce Jake Berger and ~~Hayley Rader~~ 3715 N. Halsted St. Apt #413, as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

 *Hayley Nicole Rader

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-17-118-032-1026

Property Address: 4553 N. Magnolia Ave., Unit 406, Chicago, IL 60640

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

THIS IS NOT HOMESTEAD PROPERTY

(SIGNATURE PAGE FOLLOWS)

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 406 IN THE MAGNOLIA GARDENS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST HALF OF SAID NORTHWEST QUARTER WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-17, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 406, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.