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FIRST AMERICAN TITLE FILE # AF\DO 4873

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

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

(The Above Space for Recorder's Use Only)

*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 variate 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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| Dated this 6 Mday of Monday Of Monday C. Schneider | (Seal) | Denise L. Lam | (Seal) |
|--|------------|---------------|--------|
| STATE OF ILLINOIS COUNTY OF COOK |)) SS, | | |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael C. Schneider and Denise L. Lam, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 note rial seal, this blk day of March, 2021.

AMIR RAHIMI Official Seal Notary Public - State of Illinois My Commission Expires Nov 15, 2024

Notar Sublic

THIS INSTRUMENT PREPARED BY Benjamin W. Wong & Associates 2615 N. Sheffield Ave. Chicago, IL 60614

MAIL TO:

Donald E. Renner III 20 N. Wacker Dr. Suite 1660 Chicago, IL 60606 Grantee's Address SEND SUBSEQUENT TAX BILLS TO

Bruce Jake Berger 4553 N. Magnolia Ave. Unit 406 Chicago, IL 60640

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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 NOP. THE RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PAP. FOF 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 PARTING SPACE NUMBER P-17, A LIMITED COMMON ELEMENT ("LCE"), AS DELINFATED 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 DESCR'BED THEREIN.