

UNOFFICIAL COPY



20H138302190 SLK

WARRANTY DEED

111

Doc#: 2109512070 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2021 08:31 AM Pg: 1 of 3

Dec ID 20210301664894
ST/CO Stamp 1-994-134-032 ST Tax \$330.50 CO Tax \$165.25
City Stamp 0-165-442-064 City Tax: \$3,470.25

THIS WARRANTY DEED, is made this 19 day of MARCH, 2021, among **GEORGE A. KUSH, JR., AS TRUSTEE AND ON BEHALF OF ALL SUCCESSOR TRUSTEES OF THE GEORGE A. KUSH, JR TRUST U/A/D MARCH 29, 2012 and MARGARET J. KUSH, AS TRUSTEE AND ON BEHALF OF ALL SUCCESSOR TRUSTEES OF THE MARGARET J. KUSH TRUST U/A/D MARCH 29, 2012**, parties of the first part, and

ROBERT W. CERDA, an unmarried man, of 336 W. Wellington Ave., Chicago, Illinois, and **DIANE A. MACDONALD**, an unmarried woman, of 629 W. Buckingham Place, Chicago, Illinois, parties of the second part,

WITNESSETH, That the parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, **CONVEY** and **WARRANT** to the parties of the second part as follows:

- To **ROBERT W. CERDA**, an undivided fifty percent (50%) tenant in common interest in and to the following described Real Estate, and
- To **DIANE A. MACDONALD**, an undivided fifty percent (50%) tenant in common interest in and to the following described Real Estate;

Above Space for Recorder's Use Only

to wit: see EXHIBIT "A" attached hereto and by this reference made a part hereof

situated in the County of Cook, in the State of Illinois, 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.**

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever as tenancy in common, as aforesaid.

Permanent Real Estate Index Number(s): 14-28-200-004-1086

Address(es) of Real Estate: 3150 N. Lake Shore Drive, Unit 17B, Chicago, Illinois 60657

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand the day and year first above written.

GEORGE A. KUSH, JR., AS TRUSTEE AND ON BEHALF OF ALL SUCCESSOR TRUSTEES OF THE GEORGE A. KUSH, JR TRUST U/A/D MARCH 29, 2012

MARGARET J. KUSH, AS TRUSTEE AND ON BEHALF OF ALL SUCCESSOR TRUSTEES OF THE MARGARET J. KUSH TRUST U/A/D MARCH 29, 2012

This instrument was prepared by Howard A. Balikov, 400 Central Avenue, Suite 310, Northfield, Illinois 60093
(Name and Address)

Send subsequent tax bills to Robert Cerda & Diane A MacDonalD 3150 Lake Shore Drive #17B
(Name and Address) Chicago IL 60657

UNOFFICIAL COPY

STATE OF ILLINOIS

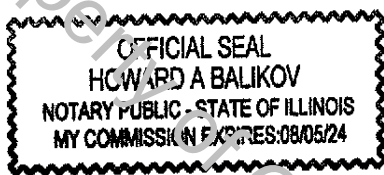
COUNTY OF COOK

SS.

I, HOWARD A. BALIKOV a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE A. KUSH, JR. and MARGARET J. KUSH, 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 George A. Kush, Jr. acknowledged that he is the sole trustee of the George A. Kush, Jr Trust u/a/d March 29, 2012 ("George Trust") and that Margaret J. Kush acknowledged that she is the sole trustee of the Margaret J. Kush Trust u/a/d March 29, 2012 ("Margaret Trust"), and that each of George A. Kush, Jr. and Margaret J. Kush signed, sealed and delivered the said instrument as his/her free and voluntary act, and that George A. Kush, Jr., as trustee, signed, sealed and delivered the said instrument as the free and voluntary act of the George Trust and that Margaret J. Kush, as trustee, signed, sealed and delivered the said instrument as the free and voluntary act of the Margaret Trust, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19 day of MARCH, 2021.

(Impress Seal Here)



Howard A. Balikov
Notary Public

Commission expires: _____

Warranty Deed

GEORGE A. KUSH, JR TRUST U/A/D MARCH 29, 2012
and
MARGARET J. KUSH TRUST U/A/D MARCH 29, 2012

TO

ROBERT W. CERDA and DIANE A. MACDONALD

ADDRESS OF PROPERTY:

3150 N. Lake Shore Drive, Unit 17B
Chicago, Illinois 60657

AFTER RECORDING

MAIL TO:

*Robert Cerda & Diane Macdonald
3150 Lake Shore Drive
17B
Chicago IL 60657*

UNOFFICIAL COPY

EXHIBIT A

Order No.: 20HB8302190SK

For APN/Parcel ID(s): 14-28-200-004-1086

UNIT 17-B IN 3150 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1974 AND KNOWN AS TRUST NUMBER 32841, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22844948, TOGETHER WITH IT'S UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THAT PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office