

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2112339028 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/03/2021 07:32 AM Pg: 1 of 3

Dec ID 20210301670935  
ST/CO Stamp 2-061-437-456 ST Tax \$325.00 CO Tax \$162.50  
City Stamp 0-047-208-976 City Tax: \$3,412.50

THE GRANTOR(S), Kathleen Pastern, Successor Trustee of the Carl L. Riggio Trust Agreement dated June 1, 2017, whose address is in the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten and no/100 (\$10.00) dollars in hand paid, convey(s) and warrant(s) to Craig Morris and Nicole Morris, Husband and Wife, as Joint Tenants with Rights of Survivorship, whose address is 622 Greenwood Road, Chapel Hill, North Carolina 27514, located in the County of Durham, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description Attached

**SUBJECT TO:** General Real Estate Taxes for 2020, 2nd installment, and subsequent years, and all covenants, conditions, easements and restrictions of record as set forth on the report of Title 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): 14-28-322-038-1261

Address of Real Estate: 2400 N. Lakeview Avenue, Unit 3005, Chicago, Illinois 60614

Dated this 10 day of March, 2021



Kathleen Pastern, Successor Trustee  
of the Carl L. Riggio Trust Agreement  
dated June 1, 2017

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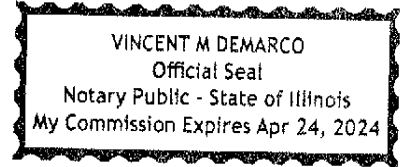
STATE OF IL )  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathleen Pastern, personally known to me to be the 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 10<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
(Notary Public)

Prepared By:  
Christopher D. Galloway, 601 E. Bryn Maw Ave., Itasca, Illinois 60143



Mail To:  
Ryan Krueger, Esq.  
10024 Skokie Boulevard, Suite 221  
Skokie, Illinois 60077

Name and Address of Taxpayer/Address of Property:  
Craig and Nicole Morris  
622 Greenwood Road  
Chapel Hill, North Carolina 27514

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### Parcel 1

Unit No. 3005 in the Lakeview Condominium as delineated on survey of certain lots or parts thereof and part of a private alley in Baird's Lincoln Park Addition to Chicago, a Subdivision in the Southeast corner of the Southwest 1/4 Section 28, Township 40 North, Range 14, East of the Third Principal Meridian (hereinafter referred to as 'parcel') 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 1973 and known as Trust Number 32452 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois; as Document No. 22583611, together an undivided .545 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey).

Also

### Parcel 2:

Easement for the benefit of Parcel 1 as created by grant recorded August 15, 1891 as Document No. 1520807 for passageway over the East 12 feet of Lot 8 (except the East 6 feet Lot 8 lying West of and adjoining said Lots 1 and 3) in Baird's Lincoln Park Addition to Chicago, being a subdivision in the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, for ingress and egress.

Also

### Parcel 3

Easement for the benefit of Parcel 1 as created by grant recorded August 15, 1891 as Document No. 1520807 for passageway over the East 12 feet of Lot 8 (except the East 6 feet of Lot 8 lying West and adjoining said Parcel (D) in Baird's Lincoln Park Addition to Chicago, a subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, for ingress and egress.