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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc# 2113318104 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/13/2021 07:27 AM Pg: 1 of 3

Dec ID 20210401697115
ST/CO Stamp 1-469-462-032 ST Tax \$455.00 CO Tax \$227.50
City Stamp 0-395-720-208 City Tax: \$4,777.50

THE GRANTORS, Benjamin Bowyer and Maureen Bowyer, f/k/a Maureen Gehbauer, as joint tenants of the City of CHICAGO, County of COOK, State of ILLINOIS for and in consideration of Ten Dollars And 00/100 in hand paid, CONVEY and WARRANT to Michael Pollack and Ellen Robinson, as joint tenants of 1364 N. Hoyne Ave. Unit 2 Chicago IL 60622 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO:

Covenants, conditions and restrictions of record; Private, public 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 years

Permanent Real Estate Index Number(s): 14283110941003

Address(es) of Real Estate: 2523 N HALSTED STREET, UNIT 2, CHICAGO, IL 60614

Dated this 6th day of April, 2021.

BENJAMIN BOWYER

MAUREEN BOWYER F/K/A MAUREEN
GEHBAUER

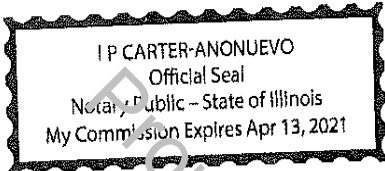
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Benjamin Bowyer and Maureen Bowyer, f/k/a Maureen Gehbauer, as joint tenants, personally known to me to be the same person(s) whose name(s) [IS/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 6th day of April, 2021



I P Carter-Anonuevo (Notary Public)

Prepared By: ERON M. MCCORMICK
2100 MANCHESTER ROAD
SUITE 1440
WHEATON, IL 60187

Mail To:

MICHAEL POLLACK AND ELLEN ROBINSON
2523 N HALSTED STREET
UNIT 2
CHICAGO, ILLINOIS 60614

Name & Address of Taxpayer:

MICHAEL POLLACK AND ELLEN ROBINSON
2523 N HALSTED STREET
UNIT 2
CHICAGO, ILLINOIS 60614

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2 IN THE 2523 NORTH HALSTED CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 20 IN BLOCK 2 IN JEROME I. CASE'S SUBDIVISION OF THE NORTH 418 FEET OF OUT LOT "F" IN WRIGHT WOOD IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 23, 2001 AS DOCUMENT NUMBER 0010657577; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 2 AS A LIMITED COMMON ELEMENT, AS DEFINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

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