

UNOFFICIAL COPY

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Doc#: 2113439246 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/14/2021 12:22 PM Pg: 1 of 2

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO:

John Janczur
19 S. LaSalle St. #1201
Chicago, IL 60611

Dec ID 20210401692847
ST/CO Stamp 0-081-322-256 ST Tax \$435.00 CO Tax \$217.50
City Stamp 0-046-895-376 City Tax: \$4,567.50

NAME & ADDRESS OF TAXPAYER:

Gregory C. Frech
~~Gregory C. Frech~~
405 N. Wabash, #3704
Chicago, IL 60611

RECORDER'S STAMP

THE GRANTOR, Christy L. Richards, as Trustee of the Christy L. Richards Trust dated May 29, 2007, of Lake Forest, Illinois, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid,

CONVEY(S) AND WARRANT(S) TO Gregory C. Frech, ^{a married man} ~~and wife~~, 771 Highland Ave., Coralville, Iowa, grantees, not as tenants in common, not as joint tenants, but as Tenants by the Entirety, all interest in the following described real estate situated in the County of Lake in the State of Illinois, to wit:

Parcel 1: Unit No. 3704 in the River Plaza Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as document number 94758753, and as amended from time to time in the Northwest Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 for Ingress, Egress, use and enjoyment of the property as set forth in the River Plaza Declaration of Covenants, Conditions, Restrictions and Easements recorded as document number 94758750.

together with the tenements, hereditaments and appurtenances thereunto belonging in or any wise appertaining.

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes not due and payable at the time of closing.

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

Permanent Tax Identification No.(s): 17-10-132-037-1511
Property address: 405 N. Wabash Ave., Unit 3704, Chicago, IL 60611

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IN WITNESS WHEREOF, the grantor hereunto set their hands and seal this 30th day of April, 2021.

Christy L Richards
CHRISTY L RICHARDS, Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

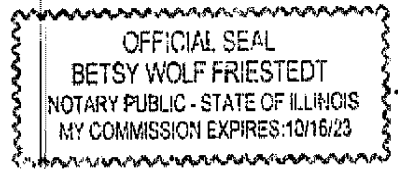
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHRISTY L. RICHARDS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 30th day of April, 2021

My Commission expires on Oct 16, 2023

Betsy Wolf Friestedt
Notary Public

STAMP



COUNTY-ILLINOIS TRANSFER

NAME and ADDRESS OF PREPARER:
Betsy Wolf Friestedt
Ray & Glick, LLC
611 South Milwaukee
Libertyville, Illinois 60048

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).