# UNOFFICIAL COPY

Doc#. 2125007393 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/07/2021 11:00 AM Pg: 1 of 3

Dec ID 20210801653767

ST/CO Stamp 1-063-726-864 ST Tax \$240.00 CO Tax \$120.00

#### WARRANTY DEED

Laura J. Richter, a single woman, 1560 N. Sandburg Ter., 3508, Chicago, IL 60610 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and ARRANT(S) to Joseph R. Root and Melissa Root, 55 W. Goethe, Unit 1252, Chicago, IL 606'0 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illing is to wit:

See attached legal description

as joint tenests

hesband and wife,

Permanent Real Estate Index Number: 17-04-207-087-1312

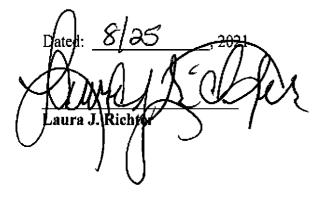
Address of Real Estate: 1560 N. Sandburg Ter., 3508, Chicago, IL 60510

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility casements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

SIG8480A320A BB 1065

### **UNOFFICIAL COPY**



STATE OF  $J_{4}$  )
COUNTY OF  $J_{4}$  (SS)

### **ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Laura J. Richter is 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 and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 5 days

. 2021

Official Seal
Teresa Lynn West
Notary Public State of Illinois
Commission Caphernission Expires 08/18/2024

Notary Public

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Joseph Root 1560 N. Sandburg Ter. 3508 Chicago, IL 60610

2125007393 Page: 3 of 3

## **UNOFFICIAL COPY**



#### LEGAL DESCRIPTION

Order No.: 21GSA804350LP

For APN/Parce! ID(s): 17-04-207-087-1312

UNIT NO. 3508, N CARL SANDBURG VILLAGE CONDOMINIUM UNIT NO. 7, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EXCEPT TILE NORT) 1 66.05 FEET AND THE EAST 30.00 FEET THEREOF), LOT 2 (EXCEPT THE SOUTH 56.30 FEET OF THE WEST 1755 FEET THEREOF), LOT 3 AND THAT PORTION OF GERMANIA PLACE LYING WEST OF TILE WEST LINE OF THE SAID EAST 30.00 FEET OF LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF LOT 2, ALL IN CHICAGO LAND CLEARANCE COMMISSION NO: 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHUCAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 14, EAST OF TILE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WELCH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25382049 AND FILED AS DOCUMENT NO. LR 3179558 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.