

UNOFFICIAL COPY

PT21-75668
1 of 2

Doc# 2127433135 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/01/2021 02:39 PM Pg: 1 of 3

WARRANTY DEED

This instrument prepared by:
Jeffrey Sanchez
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603

Dec ID 20210901673825
ST/CO Stamp 1-389-699-216 ST Tax \$445.00 CO Tax \$222.50
City Stamp 0-315-957-392 City Tax: \$4,672.50

Mail to:
Matthew Gallagher
Gallagher Niemeyer & Abrams, LLC
5773 N Lincoln Avenue
Chicago, IL 60659

Name and Address of Taxpayer:
Jennifer Babchuk
1738 N North Park Avenue
Chicago, IL 60614

The Grantor(s) **Torrey Hanson and Monique Hanson, husband and wife, as tenants by the entirety**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to: **Jennifer Babchuk, a single woman**,

Grantee(s), of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time Closing

TO HAVE AND TO HOLD said premises, forever.

Permanent Index Number(s): 14-33-416-012-1003

Address of the Real Estate: 1738 N North Park Avenue,^{#3} Chicago, IL 60614

UNOFFICIAL COPY

Dated this 10th day of September, 2021.

Torrey Hanson
Torrey Hanson

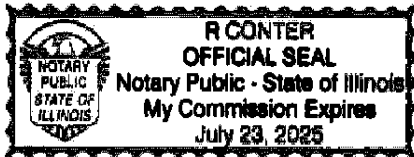
Monique Hanson
Monique Hanson

STATE OF ILLINOIS
COUNTY OF Lake ~~COOK~~

)
) SS.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Torrey Hanson and Monique Hanson, husband and wife, as tenants by the entirety**, 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 acknowledged that they signed, sealed and delivered this 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 day of September, 2021.



R. Conter
NOTARY PUBLIC

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

PIN #14-33-416-012-1003

THE LAND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT C IN THE 1738 N. NORTH PARK AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART LYING EAST OF THE EAST LINE OF HAMMOND STREET OF LOT 3 (EXCEPT THE WEST 63 FEET THEREOF), AND (EXCEPT THE EAST 33 FEET CONDEMNED FOR NORTH PARK AVENUE, FORMERLY FRANKLIN STREET), IN CASE NO. 67352, SUPERIOR COURT OF COOK COUNTY, ILLINOIS, IN THE ASSESSOR'S DIVISION OF LOT 38 IN NORTH ADDITION TO CHICAGO, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 26, 1973 AS DOCUMENT NO. 22261889, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.