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Doc#. 2127804065 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/05/2021 08:47 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20210901687992

ST/CO Stamp 0-007-245-968 ST Tax \$808.00 CO Tax \$404.00

City Stamp 0-117-723-280 City Tax: \$8,484.00

CT 2165A804380LP

Scott Rosenberg and Beth Rosenberg, husband and wife, 2752 N. Paulina, Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Ellen Baron and Ethan Baron, wife and husband, 918 W. School St. Unit 315, Chicago, IL 60657 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-30-403-092-1020

Address of Real Estate: 2752 N. Paulina St., Chicago, IL 60614

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; 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.

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Dated: 9/27, 2021

Scott Rosenberg

Reth Rosenberg

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Scott Rosenberg and Beth Rosenberg are 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes the ein set forth.

Given under my hand and under this seal this day of

_, 2021

Commission &

Official Seal
Teresa Lynn West
Dir Notary Public State of Illinois
Dir Commission Expires 09/18/2024

Prepared By:

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

Return to after recording and Name and Address of Taxpayer: Ellen Baron and Ethan Baron 2752 N. Paulina St. Chicago, IL 60614

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LEGAL DESCRIPTION

Order No.: 21GSA804380LP

For APN/Parcel ID(s): 14-30-403-092-1020

UNIT 2752 IN LAKEVIEW COMMONS TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING 2 PARCELS OF REAL ESTATE:

PARCEL (:

LOT 1 IN DIVERSEY-PAULINA HOME SUBDIVISION BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 12.0 FEET OF THE WEST HALF OF VACATED N. HERMITAGE AVENUE, LYING SOUTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 1.06 FEET OF LOT 2 AND LYING NORTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 70.0 FEET OF SAID LOT 2 IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00906723, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.