

# UNOFFICIAL COPY

PT21 - 75423

1/2

Warranty Deed  
Statutory (ILLINOIS)  
(Individuals to Individual)

Doc# 2127828059 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/05/2021 11:12 AM Pg: 1 of 2

Dec ID 20210901677739  
ST/CO Stamp 0-759-435-408 ST Tax \$410.00 CO Tax \$205.00  
City Stamp 2-072-252-560 City Tax: \$4,305.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Robert Dressler and Diane Becker, a married couple, of Chicago, IL, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, each CONVEY(S) and WARRANT(S) to Natalie Gabrenya, 1130 S. Michigan Ave., Unit 3807, Chicago, IL 60605, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 15-A in Thirty Four Seventy Condominium as delineated on the Plat of survey of the following described parcels:

Parcel 1:

That part of the Southerly 40 feet of Lot 37 lying Southwesterly of the West Line of Sheridan Road (excepting therefrom the Westerly 54.75 feet) in Block 13 in Hundley's Subdivision of Lots 3 to 21, both inclusive, and Lots 33 to 37, both inclusive, in Pine Grove, a Subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The Northerly 25 feet, measured at right angles with the Northerly line thereof of the following described tract of Land; that part of Lot 1 in the Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21, both inclusive, and Lots 33 to 37, both inclusive, in Pine Grove in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian described as follows: beginning at the intersection of the Northerly line of said Lot with the Westerly Line of Sheridan Road; thence Westerly along the Northerly line of Said Lot 150 feet; thence Southerly to a point in the South line of said Lot distant of 190 feet Easterly from the Westerly line of Said Lot and being on the Northerly Line of Hawthorne Place; Thence Easterly Along Southerly Line of said Lot 150.84 feet to Westerly line of Sheridan Road; thence Northerly along the Westerly Line of Sheridan Road, 298.96 feet to the place of beginning, in Cook County, Illinois; Which Plat of survey is attached as 'exhibit a' to the declaration of Condominium recorded April 1, 1968 as document 20446824 and filed as LR 2380322, together with its undivided percentage interest in the common elements (except that part falling in units 4A to 27B as said units are delineated in said survey), all in Cook County, Illinois.

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

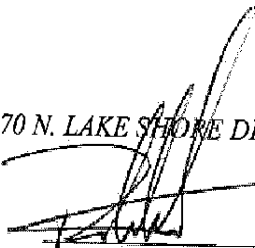
SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing.

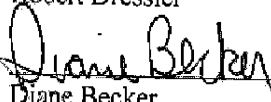
Permanent Index Number (PIN): 14-21-306-038-1031  
Address(es) of Real Estate: 3470 N. LAKE SHORE DRIVE, #15A, CHICAGO, IL 60657

[Signature Page to Warranty Deed for 3470 N. LAKE SHORE DRIVE, #15A, CHICAGO, IL 60657 to follow]

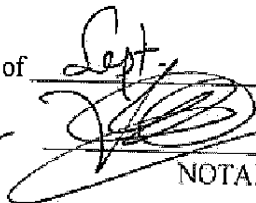
# UNOFFICIAL COPY

[Signature Page to Warranty Deed for 3470 N. LAKE SHORE DRIVE, #15A, CHICAGO, IL 60657]

  
\_\_\_\_\_  
Robert Dressler (SEAL)

  
\_\_\_\_\_  
Diane Becker (SEAL)

State of IL, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Robert Dressler and Diane Becker, a married couple, 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 each signed, sealed and delivered the said instrument as a 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 16<sup>th</sup> day of Sept., 2021.  
Commission expires Feb. 13, 2022  
  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Richard Cohn, 105 W. Madison St., #401, Chicago, Illinois 60602

MAIL TO:  
KENT NOVIT. ESQ  
100 N. LASALLE ST.  
SUITE 1700  
CHICAGO, IL 60602

SEND SUBSEQUENT TAX BILLS TO:  
NATALIE GABZENYA  
3470 N. LAKE SHORE DRIVE  
UNIT 15-A  
CHICAGO, IL 60657

