

UNOFFICIAL COPY

Doc#. 2135506392 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/21/2021 12:42 PM Pg: 1 of 3

This Document Prepared By:

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900 N. Michigan Ave., Suite 1450
Chicago, Illinois 60611

Dec ID 20211201674165

ST/CO Stamp 0-871-017-104 ST Tax \$840.00 CO Tax \$420.00

City Stamp 2-011-540-112 City Tax: \$8,820.00

After Recording Return To:

Law Offices
Of Dominic J. Mancini, P.C.
133 Fuller Road
Hinsdale, IL 60521

FIRST AMERICAN TITLE
FILE # 311726

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

WARRANTY DEED

THE GRANTOR, RACHEL GELLER KAPLAN, AS TRUSTEE OF RACHEL GELLER 2008 LIVING TRUST for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, **GRANTS, EARGAINS, SELLS, AND CONVEYS** to the GRANTEE, **LAUREN DALEY AND MARK GIRARD**, husband and wife, as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook, State of Illinois:

SEE EXHIBIT A

14-28-114-061-1002

P.I.N. Nos.: 14281140611002

Property Address: 2848 N. Burling Street, Unit 2, Chicago, IL 60657

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as husband and wife, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety forever.

SUBJECT TO: General real estate taxes not due and payable at time of Closing, covenants, conditions, and restrictions of record, building lines, rights of ways, easements and other matters of record, applicable zoning, land use and similar laws and regulations, and any and all matters which would be disclosed by an accurate survey of the Real Estate, so long as they do not interfere with the current use and enjoyment of the Real Estate as a residential dwelling (collectively, the "Permitted Exceptions").

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** the Permitted Exceptions; and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

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IN WITNESS WHEREOF, Grantor has executed this deed this 15 day of December 2021.

GRANTOR,

By: Rachel A. Kaplan
RACHEL GELLER KAPLAN, TRUSTEE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that RACHEL GELLER KAPLAN personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to proper authority, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15 day of December 2021.

Samantha Clark
Notary Public

My commission expires: 6/8/22



2024 **Mail subsequent tax bills to:** Grantee's Address
Lauren Daley & Mark Girard
28498 N. Burling St., Unit 2
Chicago, IL 60657

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 2848-2 IN THE 2848 NORTH BURLING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH THIRTY TWO AND SEVEN TENTHS (32.7) FEET OF THE EAST ONE HUNDRED FORTY TWO (142) FEET OF THAT PART LYING WEST OF THE WEST LINE OF BURLING STREET (FORMERLY HALL TREET) OF BLOCK SIXTEEN (16) IN BICKER DIKE AND STEELE'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH TWENTY (20) ACRES OF THE NORTH FIFTY (50) ACRES THEREOF) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 97388890 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B ASSIGNED TO UNIT 2848-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Index #'s: 14-28-114-061-1002 (Vol. 486)

Property Address: 2848 N Burling St, Apartment 2, Chicago, Illinois 60657

Property of Cook County Clerk's Office