

UNOFFICIAL COPY

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PT 21-79424

Doc# 2201106076 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2022 10:44 AM Pg: 1 of 3

Dec ID 20211201687216
ST/CO Stamp 0-695-371-408 ST Tax \$285.00 CO Tax \$142.50
City Stamp 1-031-571-088 City Tax: \$2,992.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Julie Sundler
1442 W. Fargo Ave. Unit 1 E
Chicago, IL 60626

(The Above Space for Recorder's Use Only)

THE GRANTOR Julie Sundler, of 1442 W. Fargo Ave., Unit 1, Chicago, IL 60626 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Sherry Ipema, of 1521 W Barry, Chicago, IL 60657, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* An Unmarried Woman

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 11-29-307-023-1003

Property Address: 1442 W. Fargo Ave., Unit 1 E, Chicago, IL 60626

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 and building lines and easements, if any, and general real estate taxes not due and payable at the time of Closing.

Dated this 29th day of December, 2021.



Julie Sundler

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Julie Sundler 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 he signed, sealed and delivered in the instrument as his 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 notarial seal, this 29 day of December, 2021.



Notary Public



THIS INSTRUMENT PREPARED BY
Elisabeth A. Ritter
Ritter Law Offices
161 N. Clark St., Suite 1600
Chicago, IL 60601

MAIL TO:

Law Offices of Michael Goldhirsh
618 B Academy Drive
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Sherry Ipema
1442 W. Fargo Ave., Unit 1E
Chicago, IL 60626

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 1-"E" IN 1442-1444 WEST FARGO AVENUE CONDOMINIUM ASSOCIATION, A NOT FOR PROFIT CORPORATION, AS DELINEATED ON A SURVEY OF THE WEST 50 FEET OF LOT 6 IN BLOCK 7 IN BIRCHWOOD BEACH, IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY BERNARD R. GIOVANNONE AND ROSEMARY GIOVANNONE, HIS WIFE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23668749 TOGETHER WITH AN UNDIVIDED 15.0 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office