

UNOFFICIAL COPY

Doc#: 2202749113 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2022 11:26 AM Pg: 1 of 3

WARRANTY DEED
STATE OF ILLINOIS

2163C 017574NA
1/2

Dec ID 20211201676510
ST/CO Stamp 1-915-911-824 ST Tax \$345.00 CO Tax \$172.50
City Stamp 1-280-867-984 City Tax: \$3,622.50

Above Space for Recorder's Use Only

THE GRANTOR, EUGENE GROIS, AN UNMARRIED MAN, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

**CONVEYS AND WARRANTS TO TALIN TOKAT AND RYAN STRZEPEK,
OF 5838 Glenwood, Chicago IL 60640**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.


**PROPERTY ADDRESS: 5838 NORTH GLENWOOD AVENUE, UNIT 3N, CHICAGO, ILLINOIS
60660-5394**

PERMANENT INDEX NUMBER(S): 14-05-312-021-1005

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE, AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: JAN 16 12 2022

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 _____ (SEAL)
 EUGENE GROIS

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **EUGENE GROIS**, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S 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 21 DAY OF JANUARY, 2022.

MY COMMISSION EXPIRES:



 NOTARY PUBLIC

This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd. 2661 N. Lincoln Ave, Floor 1 Chicago, Illinois 60614	Talin Tokat and Ryan Strzepek 5838 N Glenwood Ave, Unit 3N Chicago, IL 60660-5394	Talia Tokat Ryan St / 2e peb 5838 N. Glenwood unit 3N Chicago IL 60660

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LEGAL DESCRIPTION

Order No.: 21GSC017574NA

For APN/Parcel ID(s): 14-05-312-021-1005

PARCEL 1: UNIT 3N IN THE 5838-40 N. GLENWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 3 AND 4 IN THE SUBDIVISION OF THE SOUTH 5 CHAINS OF THE NORTHWEST OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE PORTION LYING WEST OF RIDGE AVENUE) IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 8, 2006 AS DOCUMENT NUMBER 063 1215063 IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 8, 2006 AS DOCUMENT NUMBER 063 1215063 IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE P-I, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND DEPICTED ON THE PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS; AND

PARCEL 3: A PERPETUAL AND EXCLUSIVE EASEMENT FOR USE OF L.C.E. 1 (OUTDOOR STORAGE AREA) AND L.C.E. 5 (ROOF AREA), LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND DEPICTED ON THE PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Proprietor of Cook County Clerk's Office