Doc#. 2203507149 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/04/2022 10:17 AM Pg: 1 of 3

Dec ID 20220101611804

ST/CO Stamp 1-899-499-920 ST Tax \$351.00 CO Tax \$175.50

City Stamp 0-371-855-760 City Tax: \$3,685.50

WARRANTY DEED ILLINOIS STATUTORY

PT22-79866 3/2

THE GRANTOR, 540 LAKE SUCRE 321 LLC, an Illinois limited liability company, for and in consideration of Ten and NO/200ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVE IS and WARRANTS to 540 LSD LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: covenants, conditions, and restrictions of proord; public and utility casements; acts done or suffered through Buyer; all governmental takes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at time of closing.

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

Permanent Real Estate Index Numbers:

17-10-211-021-1122

Address of Real Estate:

540 N. Lake Shore Drive, Unit 321

Chicago, IL 60611

Dated this  $\underline{\mathcal{P}}$ 

day of January, 2022

540 LAKE SHORE 321 LLC, an Illinois limited liability

company

Joan E. VonDruska, sole member

Notary page follows-

From: WILLIAM KABAKER

STATE OF ILLINOIS)
) SECOUNTY OF COOK)

I, the undersigned, a Notary Public and for said County, in the State aforesaid, CERTIFY THAT Joan E. VonDruska, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, scaled and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of home, ead.

Given under my hand and official soal, this 244 day of January 2022.

CONZALO VILLASENOR
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 14, 2024

Notary Public

-10/4'S OFFICE

Prepared by: William L. Kabaker 951 Forestway Drive

Glencoe, IL 60022

Mail to: 540

540 LSD LLC

806 N. PEORIA, 5th FLORE

Chicago, 12 60042

Name and address of Taxpayer:

Same as above

From: WILLIAM KABAKER

## EXHIBIT "A"

Unit 321 in 540 North Lake Shore Drive Condominium as delineated on survey of Lot 29 (except that portion taken for street purposes in case \$21.11163) and Lot 30 and the West 1/2 of Let 42 in Circuit Court partition of the South 1/2 of that part of the Northwest 1/4 lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as exhibit A to declaration of Condominium recorded as document 92468797 and as amended from time to time together with its undivided percentage interest in the common element (excepting therefrom all the property and space comprising all the units thereof as defined and set forth in Said Declaration and Survey).

Permanent Real Essate Index Numbers:

17-10-211-021-1122

Address of Real Fistate:

Coop County Clark's Office 540 N. Lake Shore Drive, Unit 321