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WARRANTY DEED

Doc#: 2205401130 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2022 03:44 PM Pg: 1 of 4

Dec ID 20220201624271
ST/CO Stamp 1-037-232-528 ST Tax \$2,055.00 CO Tax \$1,027.50
City Stamp 0-111-470-992 City Tax: \$21,577.50

MAIL TO:

Kim Freeland
806 N. DEORIA
CHICAGO IL
60642

NAME & ADDRESS OF TAXPAYER:

Mark Berezin and Paula Berezin
33 E. Bellevue Place, Unit PH-W7
Chicago, Illinois 60611

THIS INDENTURE WITNESSETH, That the Grantor, **Richard J. Olsen, married to Debra M. Olsen, as to a 50% interest, and Debra M. Olsen, as Trustee of the Debra M. Olsen Trust dated October 10, 2018, as to a 50% interest,** for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant unto **Mark Berezin and Paula Berezin, husband and wife,** of the City of Chicago, County of COOK, State of ILLINOIS, all of their right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to-wit:
*** AS TENANTS BY THE ENTIRETY**

Legally described on Exhibit A attached hereto and made a part hereof.

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through grantee; condominium association declaration and bylaws; and general real estate taxes not yet due and payable at the time of closing.

Common Address: 33 E. Bellevue Place, Unit PH-W7, Chicago, IL 60611
Real Estate Tax Permanent Index No.: 17-03-204-068-1011

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

[SIGNATURES ON FOLLOWING PAGE]

22NW7147963NB


1 of 3 PW

Chicago Title

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[SIGNATURE PAGE TO WARRANTY DEED]

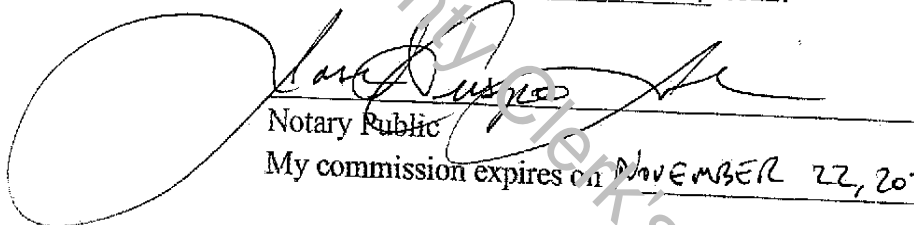
In Witness Whereof, the Grantor aforesaid has executed this Deed as of the 9 day of FEB, 2022.

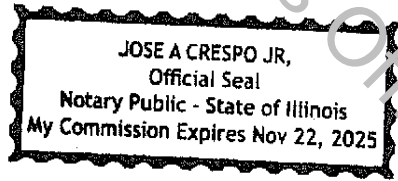

Richard J. Olsen

STATE OF Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFIES THAT **Richard J. Olsen**, 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 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 9th day of FEBRUARY 2022.


Notary Public
My commission expires on NOVEMBER 22, 2025



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[SIGNATURE PAGE TO WARRANTY DEED]

In Witness Whereof, the Grantor aforesaid has executed this Deed as of the 9 day of FEBRUARY 2022.

Debra M. Olsen
Debra M. Olsen, *as Trustee of the Debra M. Olsen Trust dated October 10, 2018

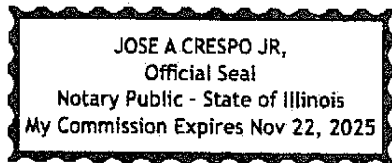
* INDIVIDUALLY AND

STATE OF ILLINOIS
County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFIES THAT Debra M. Olsen, *as Trustee of the Debra M. Olsen Trust dated October 10, 2018, 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 she signed, sealed and delivered the instrument as her 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 9th day of FEBRUARY 2022.

Jose A. Crespo Jr.
Notary Public
My commission expires on NOVEMBER 22, 2025



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. PH-WE IN THE 33 EAST BELLEVUE CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6, 7 AND THE WEST 21 1/2 FEET OF LOT 8 (EXCEPT THE SOUTH 8 FEET OF SAID LOT CONDEMNED AND USED FOR ALLEY) IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL IN SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93032608 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 93032608.

Common Address: 33 E. Bellevue Place, Unit PH-W7, Chicago, IL 60611

Real Estate Tax Permanent Index No.: 17-03-204-068-1011

NAME AND ADDRESS OF PREPARER: Debra B. Yale, Esq., 630 Dundee Road, Suite 220, Northbrook, Illinois 60062