

UNOFFICIAL COPY

Doc#: 2206239324 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2022 01:18 PM Pg: 1 of 2

AFTER RECORDING MAIL TO:

~~Jonathan Aven~~
~~Law Offices of Jonathan Aven~~
~~180 North Michigan Avenue, Suite 2105~~
~~Chicago IL 60601~~

Dec ID 20220201635895
ST/CO Stamp 0-916-047-248 ST Tax \$257.50 CO Tax \$128.75
City Stamp 0-860-702-096 City Tax: \$2,703.75

SEND SUBSEQUENT TAX BILLS TO:

Natalia R. Delery and Isabella Delery
5445 N Sheridan Road Unit 1701
Chicago, IL 60640

Above Space for Recorder's Use Only

WARRANTY DEED

Statutory (ILLINOIS)
General

THE GRANTOR, RICHARD L. HOWARD, a married man*, of the City of Naples, County of Collier, State of Florida, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Conveys and Warrants to GRANTEES, NATALIA R. DELERY and ISABELLA DELERY, of 465 N Park Dr. Apt. 1804 Chicago, IL 60611, AS JOINT TENANTS, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

UNIT NUMBER 1701 IN 5445 EDGEWATER PLAZA AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH 51 FEET OF THE NORTH 875 FEET OF THE WEST 131.96 FEET; AND THAT PART LYING SOUTH OF THE SAID NORTH 875 FEET OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALL AS MEASURED PARALLEL WITH THE WEST AND NORTH LINES OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4) AND LYING NORTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1090 FEET SOUTH OF THE SAID NORTH LINE OF EAST FRACTIONAL HALF OF THE NORTHEAST 1/4; ALL OF THE ABOVE LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908, IN CASE NUMBER 285574, CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908, AS DOCUMENT NUMBER 4229498 (EXCEPT THEREFROM THE WEST 47 FEET THEREOF HERETOFORE CONDEMNED AS PART OF SHERIDAN ROAD) IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24267313, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER(S): 14-08-203-015-1169

PROPERTY ADDRESS: 5445 N. SHERIDAN ROAD, UNIT 1701, CHICAGO, IL 60640

WARRANTY DEED - 5445 N. SHERIDAN ROAD, UNIT 1701, CHICAGO, IL 60640

22819447-IL 1of3

Property of Cook County Clerk's Office


UNOFFICIAL COPY

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *Non-homestead property as to Grantor and Grantor's spouse.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 16th day of February 2022.

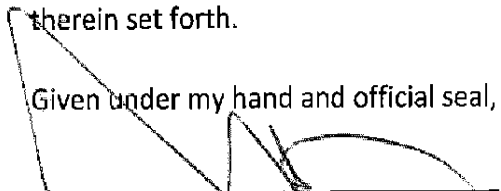
GRANTOR


RICHARD L. HOWARD

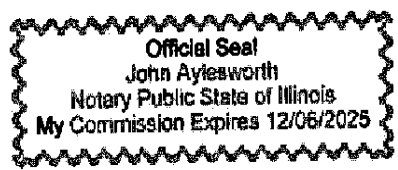
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, RICHARD L. HOWARD, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of February, 2022.


NOTARY PUBLIC

Commission expires: 12-6-25



This instrument was prepared by:
John Aylesworth, Esq.
Law Office of Michael H. Wasserman, P.C.
105 West Madison Street, Suite 401
Chicago, Illinois 60602
(312) 726-1512
www.mhwasserman.com
info@mhwasserman.com