

# UNOFFICIAL COPY

Doc#: 2206333190 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/04/2022 04:39 PM Pg: 1 of 3

Dec ID 20220201624113  
ST/CO Stamp 1-998-800-272 ST Tax \$245.00 CO Tax \$122.50  
City Stamp 0-383-952-272 City Tax: \$2,572.50

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Thomas P. Poskus and Kristi S. Poskus  
3519 N Pine Grove Ave,  
3S  
Chicago, IL 60657

CT 2d GST 778035VH

Chicago Title

10/2

(The Above Space for Recorder's Use Only)

THE GRANTORS Thomas P. Poskus and Kristi S. Poskus, a married couple, of Chicago, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Toria McKenzie, a single woman, of NW Corner Lake Shore Drive, SE Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

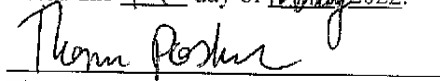
Permanent Index Number(s): 14211120111012

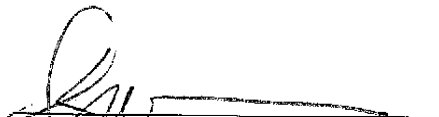
Property Address: 3519 N Pine Grove Ave, 3S, Chicago, IL 60657

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, 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.

Dated this 17 day of February 2022.

  
Thomas P. Poskus

  
Kristi S. Poskus

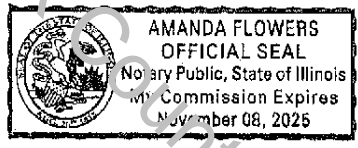
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STATE OF Illinois )  
 ) SS,  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas P. Poskus and Kristi S. Poskus personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 17 day of Feb, 2022.

[Signature]  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY  
Carly Johnson  
LoMonaco Law, LLC  
3 W Hawthorn Parkway, Suite 180  
Vernon Hills, IL 60061

MAIL TO:

~~Melissa Fannehill~~  
~~17 E Monroe St., Ste 230~~  
~~Chicago, IL 60603~~

Toria McKenzie  
3519 N. Pine Grove Ave 3S  
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Toria McKenzie  
3519 N Pine Grove Ave  
3S  
Chicago, IL 60657

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## LEGAL DESCRIPTION

Order No.: 220ST778035VH

For APN/Parcel ID(s): 14-21-112-011-1012

UNIT 'S519-S3' IN THE BROMPTON-PINE GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN PLOTKE AND GROSBY'S RESUBDIVISION OF THE WESTERLY 278.0 FEET OF BLOCK 2 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, ALL INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24992946, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office