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**THIS DOCUMENT WAS
PREPARED BY:**

David Burciaga, Esq.
4554 N. Maplewood Ave., Gdn
Chicago, Illinois 60625

AFTER RECORDING, RETURN TO:

Margaret A. Buchanan
4502 N. Sacramento Ave. #1
Chicago, Illinois 60625

Doc#. 2207501290 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2022 03:58 PM Pg: 1 of 3

Dec ID 20220301650052
ST/CO Stamp 1-963-521-424 ST Tax \$255.50 CO Tax \$127.75
City Stamp 0-167-343-504 City Tax: \$2,682.75

FIRST AMERICAN TITLE

FILE # 3127134

182

WARRANTY DEED

THIS INDENTURE is made as of this 14th day of March, 2022 by **Ellen Guswiler**, an individual ("Grantor"), having a mailing address of 4552 N. Albany Ave. #2, Chicago, Illinois 60625 and **Margaret A. Buchanan**, an individual ("Grantee"), having a mailing address of 4502 N. Sacramento Ave., Chicago, Illinois 60625.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, subject to general taxes and assessments for 2021 and subsequent years not yet due and payable, building set back lines, and the terms, conditions, assessments, options, easements and restrictions created by the Declaration of Condominium recorded April 22, 199, as document 99386185.


WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee forever.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SIGNATURE PAGE FOLLOWS

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 14th day of March, 2022.


Ellen Guswiler

State of Illinois)
) SS
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ellen Guswiler, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered this instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of March, 2022.


Notary

Commission Expires: 8/16/23



Send Subsequent Tax Bills To:

MARGARET A. BUCHANAN
(Name)
4502 N. SACRAMENTO AVE #1
(Address)
CHICAGO, IL 60625
(City, State, Zip)

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 4502-1 IN THE SACRAMENTO PLACE CONDOMINIUM OF RAVENSWOOD MANOR AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 22 IN BLOCK 51 IN NORTHWESTERN LAND ASSOCIATION SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 22, 1999 AS DOCUMENT NUMBER 99386485, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 13-13-120-032-1005

COMMON ADDRESS: 4502 N SACRAMENTO AVENUE #1, CHICAGO, ILLINOIS 60625-3874

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