

UNOFFICIAL COPY

22CST280274Vh
WARRANTY DEED
Statutory (Illinois) 10/1 CT

Doc#: 2209518322 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2022 12:52 PM Pg: 1 of 2

THE GRANTOR, HEATHER N. PEARSON, n/k/a HEATHER N. SHER, married to DAVID SHER, of the Village of Deerfield, County of Lake and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO MATIAS K. MAUNU and SELENA M. CROWLEY, of 676 St. Nicholas Avenue, Unit 42, New York, New York, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Dec ID 20220301663417
ST/CO Stamp 0-405-848-976 ST Tax \$176.00 CO Tax \$88.00
City Stamp 0-313-475-984 City Tax: \$1,848.00

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2021 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

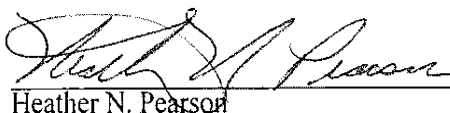
Real Estate Tax Number: 14-21-112-012-1046

Address of Real Estate: 3520 North Lake Shore Drive, Unit 4K, Chicago, IL 60657

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

This is not a homestead property.

DATED this 29th day of March, 2022

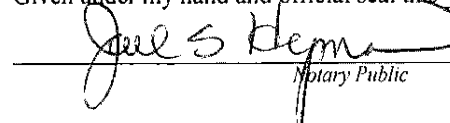
 (SEAL)
Heather N. Pearson

 (SEAL)
Heather N. Sher

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that HEATHER N. PEARSON, n/k/a HEATHER N. SHER, married to DAVID SHER, 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 said 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.

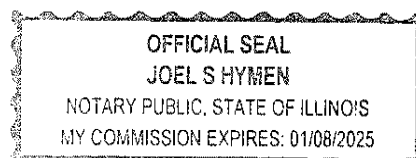
Given under my hand and official seal this 29th day of March, 2022


Notary Public

This instrument was prepared by
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:

Lisa J. Sant Esq
191 N. Wacker Dr #3100
Chicago IL 60606



SEND SUBSEQUENT TAX BILL TO:

matias Maunu and
Selena Crowley
3520 N. Lake Shore Dr. 4K
Chicago IL 60657

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 22CST280274VH

For APN/Parcel ID(s): 14-21-112-012-1046

UNIT 4K IN THE 3520 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 2 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, INCLUSIVE, AND LOTS 33 TO 37, INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A VACATED ALLEY IN SAID BLOCK AND A TRACT OF LAND LYING EASTERLY OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF AND ADJOINING THE WESTERLY LINE OF NORTH SHORE DRIVE IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25200625 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

2025 Cook County Clerk's Office