

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2211849074 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2022 03:24 PM Pg: 1 of 2

Dec ID 20220401691682
ST/CO Stamp 1-408-673-680 ST Tax \$100.00 CO Tax \$50.00
City Stamp 1-305-388-944 City Tax: \$1,050.00

Whereas, ROBERT W. POCKMIRE, deceased, resided in Cook County, Illinois, leaving no will; proceedings were instituted in the Circuit Court of Cook County, Illinois to probate the estate of said deceased. On February 25, 2022, TREVOR A. FITZPATRICK was duly appointed and qualified as Independent Administrator of said estate, and letters of office issued out of said court to TREVOR A. FITZPATRICK, said letters are now in full force and effect. Therefore, the Grantor, TREVOR A. FITZPATRICK, of 3600 N. Lake Shore Drive, Unit 2410, Chicago, County of Cook, State of Illinois, Independent Administrator of the Estate of ROBERT W. POCKMIRE for the consideration of Ten Dollars (\$10.00), in hand paid, CONVEYS and WARRANTS to

FIDELITY NATIONAL TITLE
OC22009323

Levinson Properties LLC, an Illinois corporation, of 3600 N. Lake Shore Drive, Unit 2410, Chicago, IL 60613

all of his rights, title, and interest, as Independent Administrator of the estate of Robert W. Pockmire in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

--SEE ATTACHED EXHIBIT A --

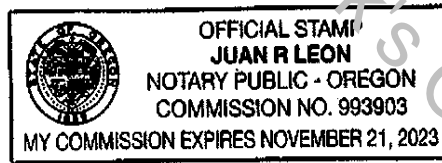
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-21-110-020-1528
Address of Real Estate: 3600 N. Lake Shore Drive, Unit 2410, Chicago, IL 60613

DATED this 19 day of April 2022

T. Fitzpatrick, Ind. Admin.
Trevor A. Fitzpatrick, Independent Administrator

State of Oregon)
County of Multnomah)SS



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Trevor A. Fitzpatrick, Independent Administrator, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of April 2022

Commission expires Nov 21, 2023


[Signature]
NOTARY PUBLIC

This instrument was prepared by: David Wells & Associates, P.C
609 West Addison, Chicago, IL 60613
Mail this instrument and future tax bills to:
Levinson Properties LLC, 3600 N. Lake Shore Drive, Unit 2410, Chicago, IL 60613



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EXHIBIT A

UNIT NUMBER 2410 IN 3600 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 4 (EXCEPTING THEREFROM THE NORTHERLY 20 FEET THEROF AND EXCEPTING THEREFROM THE WESTERLY 125 FEET AND $\frac{3}{4}$ INCH THEREOF), LOT 5 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND $\frac{3}{4}$ INCH THEREOF), LOT 6 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND $\frac{3}{4}$ INCH THEREOF), AND LOT 7 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND $\frac{3}{4}$ INCH THEREOF), ALL IN BLOCK 7, IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, ALL INCLUSIVE, IN PINE GROVE, BEING PART OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO THAT STRIP OF LAND LYING WEST OF THE WESTERLY LINE OF SHERIDAN ROAD, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1896 AS DOCUMENT 23550530, IN BOOK 69 OF PLATS, PAGE 41, AND EAST OF THE EASTERLY LINE OF SAID LOTS 5, 6, 7, AND EASTERLY OF SAID LOT 4 (EXCEPTING THE NORTHERLY 20 FEET THEREOF), IN CLOCK 7 IN HUNDLEY'S SUBDIVISION, AFORESAID, AND BETWEEN THE NORTHERLY LINE EXTENDED OF SAID LOT 4 (EXCEPTING THE NORTHERLY 20 FEET THEREOF) AND THE SOUTHERLY LINE OF SAID LOT 7, BOTH LINES CONTINUED STRAIGHT TO INTERESECT THE WESTERLY LINE OF SHERIDAN ROAD, IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUSTE AGREEMENTS DATED FEBRUARY 11, 1974 AND AUGUST 5, 1977, AND KNOWN AS TRUST NUMBERS 32680 AND 40070, RESPECTIVELY, AND RESGISTERD IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		27-Apr-2022
	CHICAGO:	750.00
	CTA:	300.00
	TOTAL:	1,050.00 *
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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		27-Apr-2022
	COUNTY:	50.00
	ILLINOIS:	100.00
	TOTAL:	150.00
14-21-110-020-1528 20220401691682 1-408-673-680		