

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#. 2212401295 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 12:48 PM Pg: 1 of 2

Dec ID 20220401695832
ST/CO Stamp 0-362-731-408 ST Tax \$165.00 CO Tax \$82.50
City Stamp 0-110-737-296 City Tax: \$1,732.50

Preparer File: Saper
No.: 3131642

1 of 2
FIRST AMERICAN TITLE
FILE # 3131642

THE GRANTOR(S) JOEL R. SAPER, a married man, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to JOHN T. ~~PETERSON~~ PETERSON, a ~~single man~~ ^{single man}, of Chicago, Illinois, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of IL, to-wit:

UNIT NO. 1702 IN 4300 MARINE DRIVE CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN C. U. GORDON'S ADDITION, TO CHICAGO IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS "PARCEL", WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 38238, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23469006 AND FILED AS DOCUMENT LR2866802, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws in the State of Illinois. Seller warrants that this is not homestead property.

SUBJECT TO only to the following: Covenants, conditions and restrictions of record, which do not unreasonably limit use of Unit 1702 as a residential condominium; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; taxes for the year 2021 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

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PIN: 14-16-300-027-1030

Address(es) of Real Estate: 4300 N Marine Drive #1702, Chicago, IL 60613

Dated this 2nd day of may, 2022

GRANTOR:

Joel R. Saper

STATE OF MICHIGAN)
COUNTY OF washtenaw) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that JOEL R. SAPER personally known to me to be the same person(s) whose name(s) 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 21 day of April, 2022.

LESLIE A. CUNNINGHAM
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Aug. 21, 2024
Acting in the County of Washtenaw

Notary Public

Prepared by:
Saul R. Wexler, 2748 Woodbine, Evanston, IL 60201

Mail to: John T. Peterson
4300 N Marine Drive #1702, Chicago IL 60613

Name and Address of Taxpayer: / Grantor's Address
John T. Peterson
4300 N Marine Drive #1702, Chicago IL 60613