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WARRANTY DEED
ILLINOIS STATUTORY

Doc#. 2215804171 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/07/2022 12:10 PM Pg: 1 of 3

Dec ID 20220601636867

ST/CO Stamp 0-427-778-128 ST Tax \$350.00 CO Tax \$175.00

City Stamp 0-382-787-664 City Tax: \$3,675.00

THE GRANTORS, Matthew William. Considine, a married man of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto GRANTEE, Josh Cohen, single of 190 Pine Point Dr., Highland Park, IL 60035, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

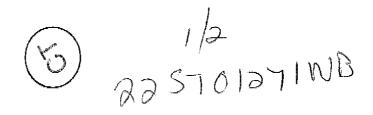
Permanent Index Number(s): <u>14-28-207-004-1151</u>

Address of Real Estate: 2800 North Lake Shore Drive, #1117, Chicago, IL 60657

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

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: General real estate taxes not yet due and payable; 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 the Declaration of Condominium Ownership, as amended from time to time.



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Dated this	day of June, 2022	
Grantor:		Grantor:
Jan		
Matthew Will	liam Considine	
COLVER OF THE		
STATE OF I) ss.	
COUNTY O	F COOK)	
Matthew Will foregoing inst delivered the s the release and	liam Considine personally known to me to be rument, appeared before me this day in peraid instrument as their free and voluntary act waiver of the right of homestead.	d County, in the State aforesaid, CERTIFY THAT be the same persons whose names are subscribed to the rson, and acknowledged that they signed, sealed and for the uses and purposes therein set forth, including of June, 2022. Notary Public
-	William Mosconi, Esq. DEFRENZA MOSCONI, PC 707 Skokie Boulevard, Suite 410 Northbrook, Illinois 60062	Wit LIAM MOSCONI Official Seal Notary Public - State of Illinois My Commission (xpires Aug 9, 2023)
Mail To:	since to the lettered	O,5c.
	Williams Rd	
	Descéld 160015	
Taxpayer:	Josh Cohen 2800 North Lake Shore Drive, #1117 Chicago, IL 60657	

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LEGAL DESCRIPTION

Order No.: 22ST01271NB

For APN/Parcel ID(s): 14-28-207-004-1151

UNIT NUMBER 1117, IN 2800 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THE SOUTH 60 FEET (EXCEPT THE WEST 400 FEET THEREOF) OF LOT 6 AND LOT 7 (EXCEPT THE WEST 400 FEET THEREOF), IN THE ASSESSORS' DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, PANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PREMISES BEING OTHERWISE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 7, 400 FEET EAST OF THE WEST LINE THEREOF (SAID WEST LINE PRING COINCIDENT WITH THE WEST LINE OF THE NORTH EAST FRACTIONAL 1/4 OF SECT ON 28 AFORESAID) THENCE NORTH PARALLEL WITH THE WEST LINE OF LOTS 7 AND 6 AFORESAID 199.3 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 TO THE DIVIDING OR BOUNDARY LINE BETWEEN THE LANDS OF LINCOLN PARK COMMISSIONERS AND THE LANDS OF SHORE OWNERS AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY OF ILLINOIS, ENTERED OCTOBER 31, 1904 IN CASE NUMBER 256886 ENTITLED "AUGUSTA LEHMANN AND OTHERS AGAINST LINCOLN PARK COMMISSIONERS" RUNNING THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE TO THE SOUTH LINE OF SAID LOTT AND RUNNING THENCE WEST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING

WHICH SURVEY IS ATTACHED TO DECLARATION OF COND JMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 2800 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1978 AND KNOWN AS TRUST NUMBER 45204, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR 3096368; TOGETHER WITH AN UNDIVIDED 0.1730 PER CENT INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY). IN COOK COUNTY, ILLINOIS.