

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2217308098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2022 11:39 AM Pg: 1 of 2

Dec ID 20220501632105
ST/CO Stamp 1-799-184-464 ST Tax \$347.00 CO Tax \$173.50
City Stamp 1-262-313-552 City Tax: \$3,643.50

PT22-83795¹/₃

THE GRANTORS, Zlata Simic, an unmarried person, and Leila Simic, an unmarried person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEES Judah Ginsberg and ~~Hillary~~ ^{Hillary} Ginsberg, husband and wife, as Tenants by the Entirety,

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 4-D IN 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 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 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.

Property Index Number: 14-21-112-012-1040

Property Address: 3534 N. Lake Shore Drive Unit 4D, Chicago, IL 60657

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

PROPER TITLE, LLC

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

Dated this 19 day of May, 2022.

Zlata Simic

Zlata Simic

Leila Simic

Leila Simic

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zlata Simic and Leila Simic, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as a 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 notarial seal this 19 day of May, 2022.



[Signature]

Notary Public

MAIL RECORDED DEED TO:

~~Judah Ginsberg~~
~~3534 N. Lake Shore Drive #4D~~
~~Chicago, IL 60657~~

Ernest L. Rose
11 South Duntan Ave.
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

Judah Ginsberg
3534 N. Lake Shore Drive #4D
Chicago, IL 60657

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle St. #2100, Chicago, IL 60601