

# UNOFFICIAL COPY

Doc#: 2217328393 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/22/2022 02:57 PM Pg: 1 of 3

## Warranty Deed

Dec ID 20220601647967  
ST/CO Stamp 1-175-791-696 ST Tax \$335.00 CO Tax \$167.50  
City Stamp 0-478-980-176 City Tax: \$3,517.50

THE GRANTORS, HILARY M. PODGERS and BENJAMIN C. CARLSON, WIFE AND HUSBAND, of the City of Chicago, COOK County, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY AND WARRANT to MICHAEL JOSEPH MULCRONE III and EMILY SCHIMMING, husband and wife, as Tenants by the Entirety, of Chicago, Cook County, Illinois, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 13-36-301-032-1001

Address of Real Estate: 1903 NORTH KEDZIE AVENUE, UNIT 1N, CHICAGO, ILLINOIS 60647

*SUBJECT TO:* Covenants, Conditions and restrictions of record, public and utility easements and roads and highways; and general real estate taxes for the year 2021 and 2022.

Hereby releasing and waiving all rights under and by virtue the homestead exemption laws of the State of Illinois.

Chicago Title

22 GNW 847467 S1C 100% 2 SW

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In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 11th day of June, 2022.

Hilary M Podgers  
HILARY M. PODGERS

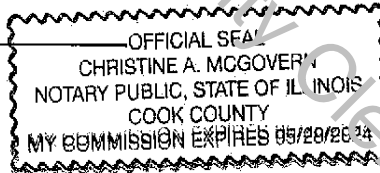
Ben C Carlson  
BENJAMIN C. CARLSON

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, HILARY M. PODGERS and BENJAMIN C. CARLSON, 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 and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of June, 2022.

Christine A. McGovern  
Notary Public



**AFTER RECORDING, RETURN TO:**

Michael Joseph Mulcrone III  
1903 N. Kedzie #1N  
Chicago IL 60647

**Send subsequent tax bills to:**

Michael Joseph Mulcrone III  
1903 N. Kedzie #1N  
Chicago IL 60647

This Deed was prepared by: Winand & Loudenslagel Law Group LLC, 800 Waukegan Road, Suite 201, Glenview, Illinois 60025 (847.724.5151)

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## LEGAL DESCRIPTION

Order No.: 22GNW847467SK

For APN/Parcel ID(s): 13-36-301-032-1001

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UNIT NO. 1N, IN KEDZIE ESTATES CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 16 AND 17 (EXCEPT THE EAST 55 FEET THEREOF), IN BLOCK 2, IN NILES F. OLSEN'S SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CLARKSON AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1887, AS DOCUMENT NO. 790005, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 26, 2006, AS DOCUMENT NO. 0602634005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office