

1/2
WARRANTY DEED

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Individual to Individual

Doc#: 2217442214 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/23/2022 02:02 PM Pg: 1 of 2

Mail to: 220289460782
Juan Calzonzi
33 N. Dearborn St., 10th Floor
Chicago, Illinois 60602

Dec ID 20220601644465

ST/CO Stamp 1-272-088-656 ST Tax \$240.00 CO Tax \$120.00

City Stamp 0-399-738-960 City Tax: \$2,520.00

Name and Address of Taxpayer:

David Stephansen
5419 N. Milwaukee Avenue, #2A
Chicago, Illinois 60630

THE GRANTOR, KIM T. LE, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good valuable consideration in hand paid,

* UNMARRIED

CONVEYS and WARRANTS to DAVID STEPHANSEN, of Chicago, Illinois in Sole Tenancy, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal description attached

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NON-HOMESTEAD PROPERTY AS TO THE GRANTOR

Permanent Index Number: 13-08-213-068-1003

Property Address: 5419 N. Milwaukee Avenue, 2A, Chicago, Illinois 60630

Dated this 13 day of June, 2022


KIM T. LE

State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that KIM T. LE, a married woman, 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 she signed, sealed and delivered the instrument as her 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 13th day of JUNE, 2022




Notary Public

Prepared by: Gerald Rinella, Attorney at Law, 1410 E. Rosita Drive, Palatine, Illinois 60074

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 13-08-213-068-1003

Property Address:

5419 N. Milwaukee Ave., #2A
Chicago, IL 60630

Legal Description:

PARCEL 1: UNIT 5419-2A IN THE SHANGHAI LIL CONDOMINIUM #IV, IN DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, AND 53 TAKEN AS A TRACT OF LAND (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF MILWAUKEE AVENUE) AND EXCEPTING THEREFROM THE SOUTH 162.00 FEET THEREOF, AS MEASURED ON THE SOUTHWESTERLY AND NORTHEASTERLY LINE THEREOF, IN BLOCK 3 IN BUTLER'S CARPENTER AND MILWAUKEE AVENUE SUBDIVISION OF THAT PART OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF MILWAUKEE AVENUE (EXCEPT THE NORTH 666 FEET THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED JANUARY 3, 1996 AS DOCUMENT 96005191, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE UMBRELLA PARCEL AS DISCLOSED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE SHANGHAI LIL UMBRELLA ASSOCIATION, RECORDED DECEMBER 27, 1995 AS DOCUMENT 95898962 AND CREATED BY DEED FROM CAHILL J. CONDOMINIUM, LTD., AN ILLINOIS CORPORATION TO THE SHANGHAI LIL CONDOMINIUM UMBRELLA ASSOCIATION BY DEED DATED DECEMBER 17, 1995 AND RECORDED DECEMBER 27, 1995 AS DOCUMENT 95898169.

Cook County Clerk's Office