

UNOFFICIAL COPY

Doc#: 2220018128 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2022 09:54 AM Pg: 1 of 3

Dec ID 20220601651319
ST/CO Stamp 0-003-876-944 ST Tax \$715.00 CO Tax \$357.50
City Stamp 0-893-069-392 City Tax: \$7,507.50

WARRANTY DEED ILLINOIS STATUTORY

PT 22-83931 1/4
(The Above Space for Recorder's Use Only)

THE GRANTORS Carl T. Hardt, as Successor Trustee of the Residuary Trust created under Article 5 of the Barbara W. Hardt Declaration of Trust dated November 6, 1989 as to an undivided 44.16% interest and Carl T. Hardt as successor trustee of the Martial Trust created under Article 4 of the Barbara W. Hardt Declaration of Trust dated November 6, 1989 as to an undivided 55.84% interest, and any amendemns thereto for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Robert J. Childs, ~~and~~ and Stephen G. Robertson, ~~married~~, ^{couple} of 60 E. Monroe St., Chicago, IL 60603, ~~not as tenants by the entirety, nor as tenants in common, but as joint tenants,~~ the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-10-221-083-1284 and 17-10-221-083-1396

Property Address: 415 E. North Water Street, Unit 702, Chicago, IL 60611

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

SUBJECT TO: 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 general real estate taxes not due and payable at the time of Closing.

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

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Dated this 13th day of June, 2022.

Carl T Hardt

Carl T. Hardt, as Successor Trustee of the Residuary Trust created under Article 5 of the Barbara W. Hardt Declaration of Trust dated November 6, 1989 as to an undivided 44.16% interest

Carl T Hardt

Carl T. Hardt as Successor Trustee of the Martial Trust created under Article 4 of the Barbara W. Hardt Declaration of Trust dated November 6, 1989 as to an undivided 55.84% interest

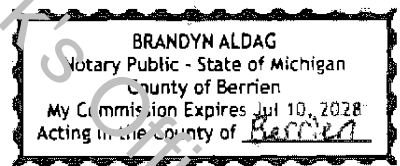
STATE OF Michigan)
) SS,
COUNTY OF Berrien)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carl T. Hardt 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 it signed, sealed and delivered in the instrument as its 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.

Brandyn Aldag
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Meghan Stokes LLC
3452 N Kolmar Ave.
Chicago, IL 60641



MAIL TO:
Judy L. DeAngelis
DeAngelis Law
767 Walton Lane
Graylake IL 60030

SEND SUBSEQUENT TAX BILLS TO:

Robert J. Childs
415 E. North Water Street
Unit 702
Chicago, IL 60611

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 702 AND P-205, IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF VACATED EAST RIVER DRIVE AND OF BLOCK 14, (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NO. 8763094,) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 4, 2000 AS DOCUMENT NUMBER 00595370.

Permanent Index Number(s): 17-10-221-083-1234 and 17-10-221-083-1396

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