

UNOFFICIAL COPY

(1 of 2)
C72264W0109894
**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 2225606134 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2022 07:40 AM Pg: 1 of 3

Dec ID 20220901631253
ST/CO Stamp 1-116-568-144 ST Tax \$645.00 CO Tax \$322.50
City Stamp 0-976-976-464 City Tax: \$6,772.50

(The Above Space for Recorder's Use Only)

THE GRANTOR, Ilya Soussa, an unmarried woman not a party to a civil union, of Chicago, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYSS AND WARRANTSS to Christopher McClennan and Erin Alexander, *_____ and _____ of 1645 School Street, Chicago, IL 60657, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

A Married Couple Tenants by Entirety

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-19-430-027-1005, 14-19-430-027-1012 and 14-19-430-027-1013

Property Address: 3255 N. Paulina Street, Units #3B, P-3 and P-4, Chicago, IL 60657

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed or 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.

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

Signature page follows.

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Dated this 26th day of August, 2022.

Ilya Soussa
Ilya Soussa

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ilya Soussa personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in 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 26th day of August, 2022.

Karen A Grad
Notary Public



THIS INSTRUMENT PREPARED BY
Karen A. Grad, Esq.
Karen A. Grad, P.C.
790 W. Frontage Road, Suite 705
Northfield, IL 60093

MAIL TO:

Donald H. Kiolbassa, Esq.
Attorney at Law
203 N. LaSalle Street, Suite 2100
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Christopher McClennan and Erin Alexander
3255 N. Paulina Street, Units #3B
Chicago, IL 60657

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GNW017098SK

For APN/Parcel ID(s): 14-19-430-027-1005, 14-19-430-027-1012 and 14-19-430-027-1013

PARCEL 1:

UNITS 3B, P-3 AND P-4 IN 3255 NORTH PAULINA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 24, 25, AND 26 IN BLOCK 8 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH WESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0732015053 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0727110038.