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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2225618260 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2022 12:48 PM Pg: 1 of 3

Dec ID 20220801621730
ST/CO Stamp 1-811-875-408 ST Tax \$286.00 CO Tax \$143.00
City Stamp 0-082-573-904 City Tax: \$3,003.00

(The Above Space for Recorder's Use Only)

BW22063432 172

THE GRANTORS Kevin J. Sekenske and Amy K. Willer, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Daniel Alvarez, a unmarried person of Chicago, Ill, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

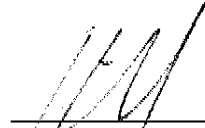
Permanent Index Number(s): 14-21-307-061-1069
Property Address: 525 West Hawthorne Place Unit 1004 Chicago, IL 60657

SUBJECT TO: Covenants, conditions and restrictions of record utility easements and general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

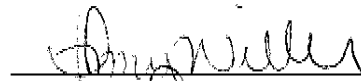
** second half of*

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

Dated this 31st day of Sept, 2022.






Kevin J. Sekenske (Seal)



Amy K. Willer (Seal)

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX		12-Sep-2022	
	COUNTY:	143.00	
	ILLINOIS:	286.00	
	TOTAL:	429.00	
14-21-307-061-1069 20220801621730 1-811-875-408			


REAL ESTATE TRANSFER TAX		12-Sep-2022	
	CHICAGO:	2,145.00	
	CTA:	858.00	
	TOTAL:	3,003.00 *	
14-21-307-061-1069 20220801621730 0-082-573-904			
* Total does not include any applicable penalty or interest due.			

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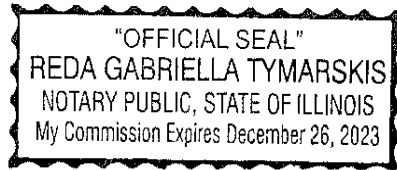
STATE OF IL)
) SS,
COUNTY OF Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin J. Sekenske and Amy K. Willer 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 in the instrument as their 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 31 day of August, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Migdal Law Group

SEND SUBSEQUENT TAX BILLS TO:

Daniel Alvarez
525 West Hawthorne Place Unit 1004
Chicago, IL 60657

Property of Cook County Clerk's Office

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BW22063432

Exhibit A

PARCEL 1: UNIT NO. 1004 IN 525 HAWTHORNE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE: THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021232465, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 OF THE RIGHT TO MAINTAIN ANY UNDERGROUND IMPROVEMENTS NOW EXISTING WHICH ENCROACH ONTO THE PROPERTY KNOWN AS 3410 NORTH LAKE SHORE DRIVE AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS DATED MARCH 30, 1979 AND RECORDED AS DOCUMENT 24937229.

PIN: 14-21-307-061-1069

For Informational Purposes only: 525 West Hawthorne Place, Unit 1004, Chicago, IL 60657