#182 UN CT225T01815NB NOFFICIAL CO

Warranty Deed

Doc#. 2226245102 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/19/2022 11:08 AM Pg: 1 of 3

Dec ID 20220901637806

ST/CO Stamp 0-574-416-464 ST Tax \$350.00 CO Tax \$175.00

City Stamp 1-087-039-056 City Tax: \$3,675.00

THE GRANTORS, JUN HEE FITZPATRICK, a Single Person of 7738 N. Sheridan #4L, Chicago, IL 60626 for and in consideration of Ten and No/100ths Collars (\$10.00), and other good and valuable consideration in hand poid, does CONVEY(S) and WARRANT(S) TO THE GRANTEE, GLORIA IKEJI of 5420 N. Sheridan #401, Cascago, IL 60620 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Attached Legal Description

SUBJECT TO: General Taxes for the year 2021 and subsequent years. And hereby releasing and waiving all rights under and by virtue of the Homestead Exempt or Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-29 101 033-1012 & 11-29-101-033-1044

Commonly Known as: 7738 N. Sheridan, Chilago, IL 60626

STATE OF ILLINOIS)

)SS

COUNTY OF COOK

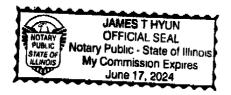
My Clork's I, undersigned, Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JUNE HEE FITZPATRICK & BRIAN GIL MORE personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, acknowledged that they signed and sealed and delivered the said 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.

day of

Given under my hand and official seal, this

(SEAL)

ARY PUBLIC



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Prepared By:	James T. Hyun, Esquire, 3400 Dundee Road, Suite 150, Northbrook, IL 60062
<u>Mail to</u> :	Gloria Ikeji
	7738 N. Sheridan # 4L Chicago IL 60626
Name and Ad	ldress of Taxpayers:
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2226245102 Page: 3 of 3

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EXHIBIT A

Order No.: 22ST01815NB

For APN/Parcel ID(s): 11-29-101-033-1012

PCL 1: UNIT 51 AND TANDEM 7 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1. OTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NOR THE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST COPIER THEREOF: THENCE WEST TO THE NORTH WEST CORNER THEREOF: THENCE SOUTH OF THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON: THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THE MOE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STICALGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 7 IN FERGUSON BIRCH FARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK AVOITION TO EVANSTON, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF N. SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER <u>0030097477</u>, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030097477.