

**EXECUTOR'S DEED
Statutory (Illinois)**

MAIL TO:

~~Thomas G. Magarian
Attorney at Law
2623 W. Winnemac Ave, Suite 100
Chicago, IL 60625~~
Taylor Holcomb
3740 N. Lake Shore
Dr. #15B
Chicago IL 60657

Doc#: 2226628080 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/23/2022 03:55 PM Pg: 1 of 3

Dec ID 20220901641700
ST/CO Stamp 0-259-733-072 ST Tax \$272.50 CO Tax \$136.25
City Stamp 1-232-680-528 City Tax: \$2,861.25

NAME & ADDRESS OF TAXPAYER:

Taylor Holcomb
3740 N. Lake Shore Dr., #15B
Chicago, IL 60657

RECORDER'S STAMP

THE GRANTOR, GAY A. NELSON, as Independent Executor of the Estate of ROBERT T. SVEN, SR., Deceased, McHenry County Probate Case 2022PR000160, of the Town of Richmond, State of Illinois, for and in consideration of TWO HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$272,500.00) DOLLARS, and other good and valuable consideration in hand paid, conveys to TAYLOR HOLCOMB, GRANTEE, 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 real estate taxes for the year 2021 and all years subsequent thereto; other restrictions, conditions, covenants and easements of record.

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

Permanent Index Number(s): 14-21-306-038-1032

Property Address: 3740 N. Lake Shore Dr., #15B, Chicago, IL 60657

DATED this 9th day of September, 2022.

Gay A Nelson (SEAL)

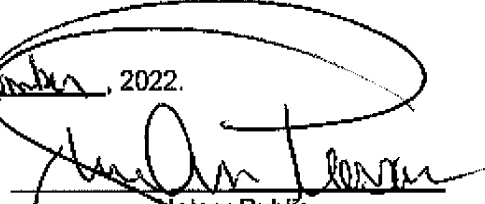
GAY A. NELSON, Independent Executor of the Estate of Robert T. Sven, Sr., Deceased

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **GAY A. NELSON**, 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 he/she signed, sealed and delivered the said instrument as his/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 seal, this 04 day of September, 2022.



Notary Public

Property of Cook County Clerk's Office



NAME AND ADDRESS OF PREPARER:

Julie Ann Jelinek
919 Toft Ave.
Antioch, IL 60002

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Property Address: 3470 N. Lake Shore Dr., #15B, Chicago, IL 60657
Parcel ID: 14-21-306-038-1032

UNIT 15-B, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"); THAT PART OF THE SOUTHERLY 40 FEET OF LOT 37 LYING SOUTHWESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFROM THE WESTERLY 54.75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE NORTHERLY 25 FEET MEASURED AT RIGHT ANGLES WITH THE NORTHERLY LINE THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND; THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE, AND 33 TO 37 BOTH INCLUSIVE, IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT WITH THE WESTERLY LINE OF SHERIDAN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150 FEET; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT DISTANCE 190 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 150.24 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SHERIDAN ROAD 298.96 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY COSMOPOLITAN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NO. 15666 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20446824, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 2380325, ON APRIL 1, 1968; TOGETHER WITH AN UNDIVIDED 1.011% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)