

PT22-85575

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Doc#: 2229245126 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2022 02:16 PM Pg: 1 of 3

Dec ID 20220901643752
ST/CO Stamp 0-651-097-680 ST Tax \$227.50 CO Tax \$113.75
City Stamp 1-575-548-496 City Tax: \$2,388.75

AFTER RECORDING MAIL TO:

~~Lisa Dominick
Gurney Law Group
150 S Wacker Dr, Suite 2400
Chicago, IL 60606~~

SEND SUBSEQUENT TAX BILLS TO:

Sally VanBeek
2930 N Sheridan Road Unit 1708
Chicago, IL 60657

Above Space for Recorder's Use Only

WARRANTY DEED

Statutory (ILLINOIS)
General

THE GRANTORS, KEVIN C. KELLY and JOHANNA M. SPELLMAN, married to each other, of the Village of Wilmette, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Convey and Warrant to GRANTEE, SALLY VANBEEK, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

UNIT NUMBER 1708 IN THE 2930 SHERIDAN TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 'A' (EXCEPT THAT PART THEREOF TAKEN AND DEDICATED FOR SHERIDAN ROAD) AND LOTS 1, 2, AND 3 IN BLOCK 2 GILBERT HUBBARD'S ADDITION TO CHICAGO OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715022027, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2930 N. SHERIDAN ROAD UNIT 1708, CHICAGO, IL 60657

PERMANENT INDEX NUMBER: 14-28-118-053-1191

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.

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GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Affiants have signed and sealed this Affidavit of Title this 7th day of September 2022.

GRANTOR

GRANTOR



KEVIN C. KELLY



JOHANNA M. SPELLMAN

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, KEVIN C. KELLY and JOHANNA M. SPELLMAN, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of September 2022.



NOTARY PUBLIC

Commission Expires: _____



This instrument was prepared by:

John Aylesworth, Esq
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Chicago, Illinois 60602
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"Exhibit A - Legal Description"

Unit number 1708 in the 2930 Sheridan Tower Condominium, as delineated on a Survey of the following described tract of land:

Lot 'A' (except that part thereof taken and dedicated for Sheridan Road) and Lots 1, 2, and 3 in Block 2 Gilbert Hubbard's Addition to Chicago of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as document number 0715022027, and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office