

PT22-07194

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Doc#: 2229233171 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2022 04:13 PM Pg: 1 of 3

Dec ID 20220901648677
ST/CO Stamp 0-024-317-520 ST Tax \$370.00 CO Tax \$185.00
City Stamp 1-233-849-936 City Tax: \$3,885.00

WARRANTY DEED

James W. Anderson, Jr., married to Kelsey Peters, 901 W. Madison St., Unit 1004, Chicago, IL 60607 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Kenneth Kirschner as Trustee of the Kenneth Kirschner Revocable trust dated June 3 2009, as amended 12/10/2017**, 901 W. Madison St., Unit 1004, Chicago, IL 60607 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-17-207-029-1136, 17-17-207-029-1198

Address of Real Estate: 901 W. Madison St., Unit 1004 & P-50, Chicago, IL 60607

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.


PROPER TITLE, LLC

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Dated: 9/27, 2022



James W. Anderson, Jr.



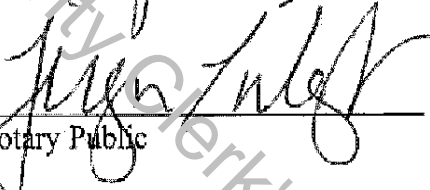
Kelsey Peters, for the sole purpose of waiving any and all homestead rights

STATE OF IL)
)
 COUNTY OF Cook)
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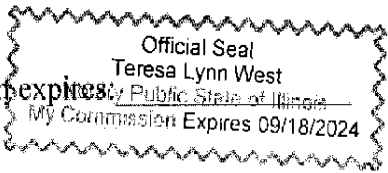
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **James W. Anderson, Jr. and Kelsey Peters** are 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 they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 27th day of September, 2022



 Notary Public



Prepared By:

 Matthew Rich, Esq.
 Braun & Rich, PC
 4301 Damen Avenue
 Chicago, Illinois 60618

Return to after recording and
 Name and Address of Taxpayer:
 Kenneth Kirschner as Trustee of the
 Kenneth Kirschner Revocable trust dated June 3 2009, as amended 12/10/2017
 901 W. Madison St.
 Unit 1004 & P-50
 Chicago, IL 60607

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"Exhibit A - Legal Description"

Unit 1004 and P-50 together with their undivided percentage interest in the common elements in Madison 901 Condominium as delineated and defined in the Declaration recorded as document no. 0715015054, as amended from time to time, in the East 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office