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This Document Was Prepared By:

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Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2023 11:49 AM Pg: 1 of 3

Dec ID 20221201620142
ST/CO Stamp 1-996-782-928 ST Tax \$310.00 CO Tax \$155.00
City Stamp 0-923-041-104 City Tax: \$3,255.00

After Recording Mail To:

Cheryl C. Lowe
5588 N. Lincoln Ave, Unit 303
Chicago IL 60625

Send Subsequent Tax Bills To:

Cheryl C. Lowe
5588 N. Lincoln Avenue, Unit 303
Chicago, IL 60625

PT22-88779 1/2

WARRANTY DEED

THIS INDENTURE made this 21st day of December, 2022, between Seller, Tina Chronis Aslanidis f/k/a Tina A. Chronis, a married woman (Grantor"), and Purchaser, Cheryl C. Lowe, a unmarried woman of 7250 N Western Ave., Unit 504, Chicago (Grantee").

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto Grantee, and to Grantee's heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE "EXHIBIT A" (LEGAL DESCRIPTION) ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 5588 N. Lincoln Avenue, Unit 303, Chicago, IL 60625

Together with all hereditaments and appurtenances thereunder belonging, or otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements, AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PROPER TITLE, LLC

PIN(S): 13-12-201-056-1013

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ADDRESS OF REAL ESTATE: 5588 N. Lincoln Avenue, Unit 303, Chicago, IL 60625

IN WITNESS WHEREOF, the Seller has caused her name to be signed to these presents,

Dated this 21st day of December, 2022

X  f/k/a 

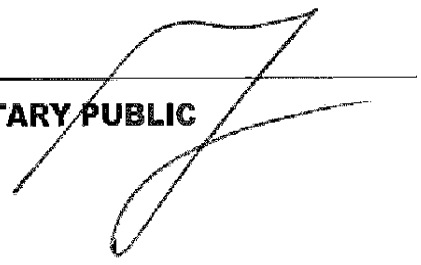
By: Tina Chronis Aslanidis f/k/a Tina A. Chronis

****THE PROPERTY BEING TRANSFERRED IS NOT HOMESTEAD PROPERTY****

State of Illinois)
) SS.
County of Cook)

The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that Tina Chronis Aslanidis f/k/a Tina A. Chronis personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 an official seal this 21st day of December, 2022.


NOTARY PUBLIC



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Legal Description

PARCEL 1:

UNIT NUMBER 303 IN THE LINCOLN CROSSING CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 636, 637, 638, 639 AND 640 (EXCEPT FROM SAID LOTS THAT PART TAKEN FOR WIDENING LINCOLN AVENUE) AND ALL OF LOTS 641, 642 AND 643 IN WILLIAM H. BRITIGAN'S BUDLONG WOOD'S GOLF CLUB ADDITION NUMBER 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0700915083 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-9 AND STORAGE SPACE S-9, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY RECORDED JANUARY 9, 2007 AS DOCUMENT 0700915083, IN COOK COUNTY, ILLINOIS.