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WARRANTY DEED
Illinois

Doc#: 2306710053 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2023 11:35 AM Pg: 1 of 3

Dec ID 20230201661855
ST/CO Stamp 2-059-435-856 ST Tax \$285.00 CO Tax \$142.50
City Stamp 1-745-338-192 City Tax: \$2,992.50

Above Space for Recorder's Use Only

THE GRANTOR, EDWARD SAYERS, a WIDOWER, of Chicago, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to ALICE NEWBRO, a _____, of 345 West Fullerton Parkway, #603, Chicago, Illinois 60614, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT 'A' ATTACHED FOR LEGAL DESCRIPTION

P.I.N.: 14-33-200-016-1019

c/k/a: 345 West Fullerton Parkway, #603, Chicago, Illinois 60614

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

Subject only 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; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

[SIGNATURE PAGES TO FOLLOW]

23600034218 P10 1/2

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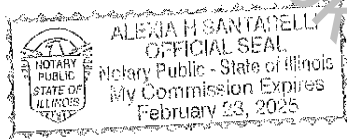
Dated this 16 day of February, 2023.

Edward Sayers (SEAL)
EDWARD SAYERS

State of Illinois }
 }
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD SAYERS, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of February, 2023.



Alexia H. Santarelli
NOTARY PUBLIC

My Commission Expires: _____, _____

This instrument was prepared by:
John Mantas, Esq.
MANTAS LAW, LLC
1300 West Higgins Road
Suite 310
Park Ridge, Illinois 60068
Phone: (847) 696-0900

MAIL TO:

Alice Newbro
345 W Fullerton #603
Chicago IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Alice Newbro
345 W Fullerton # 603
Chicago 60614

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LEGAL DESCRIPTION

Order No.: 23GCO034218PK

For APN/Parcel ID(s): 14-33-200-016-1019

UNIT 603 IN THE 345 FULLERTON PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1, 2, AND 3 IN BLOCK 2 IN PETERBORO TERRACE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 2 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 60 FEET OF THE WEST 248 FEET OF THE NORTH 160 FEET OF LOT 3 IN ADAMS AND PORTERS SUBDIVISION OF THAT PART OF BLOCKS 2 AND 3 LYING NORTH OF THE EAST AND WEST CENTER LINE OF BLOCKS 2 AND 3 OF CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92066230 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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