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Doc# 2306946110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2023 11:41 AM Pg: 1 of 3

PT23-90019 1/3
**WARRANTY DEED
ILLINOIS STATUTORY**

Dec ID 20230201662120
ST/CO Stamp 1-068-777-680 ST Tax \$185.00 CO Tax \$92.50
City Stamp 1-086-013-648 City Tax: \$1,942.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Evan William Arroy Powell, married to Shanan Powell, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to ERMUN, Inc., of 2570 N. Greenwood, with Chicago, IL 60657 the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-04-207-086-1423

Property Address: 1455 N. Sandburg Ter., Unit 2204B, Chicago, IL 60610

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; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing,

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE

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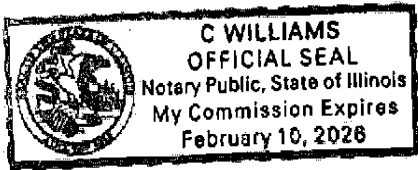
Dated this 28 day of February, 2023.

X [Signature] (Seal)
Evan William Alroy Powell

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Evan William Alroy Powell 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 signed, sealed and delivered in the 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 and notarial seal, this 28 day of February, 2023.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:

~~Fogarty & Fogarty LLP~~
~~203 N. LaSalle St., Suite 2100~~
~~Chicago, IL 60601~~

Erman Inc.
2820 N. Greenview Ave
Unit H
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

~~Erman, Inc.~~
~~1455 N. Sandburg Ter., Unit 2204B~~
~~Chicago, IL 60610~~

Erman Inc.
2820 N. Greenview Ave
Unit H
Chicago, IL 60657

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EXHIBIT "A"

Unit 2204B in the Carl Sandburg Village Condominium No. 2, as delineated on a survey of the following described real estate:

A portion of Lot 5 in Chicago Land Clearance Commission No. 3, being a consolidation of Lots and parts of Lots and vacated alleys in Bronson's Addition to Chicago and certain Resubdivisions, all in the Northeast 1/4 of Section 4, Township 39 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 July 3, 1979 as document number 25032909, 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