

UNOFFICIAL COPY

Doc#: 2307533089 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2023 09:59 AM Pg: 1 of 2

Dec ID 20230301670983
ST/CO Stamp 1-674-203-344 ST Tax \$589.00 CO Tax \$294.50
City Stamp 0-637-161-680 City Tax: \$6,184.50

WARRANTY DEED

State of Illinois
County of Cook

FIRST AMERICAN TITLE
FILE # AF1032049

THE GRANTORS, James Hutton and Cassandra Hutton, f/k/a Cassandra Ozark, as joint tenants, of the County of Cook, State of Illinois, in consideration of Ten Dollars and other good and valuable consideration in hand paid, convey and warrant to: Clay Hess,

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

PARCEL 1: UNIT 3257-'B' IN LAKEVIEW TERRACE TOWNHOUSE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 AND 3 IN BLOCK 6 IN BAXTER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 11, 1988 AS DOCUMENT 88301845, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE SUN DECK AND EXTERIOR STAIRWAY, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88301845.

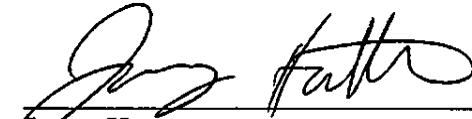
hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

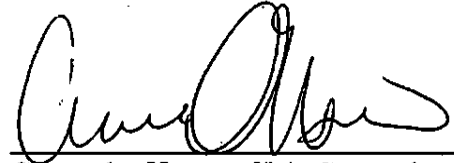
SUBJECT TO: all easements, conditions, covenants, restrictions of record, leases, all real estate taxes not due as of date of closing.

Permanent Real Estate Index no. 14-20-423-044-1005
Address of Property: 3257 N. Seminary Ave., Unit B, Chicago, IL 60657

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Dated this 8 Day of March 2023


James Hutton

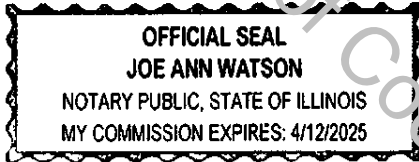

Cassandra Hutton, f/k/a Cassandra Ozark

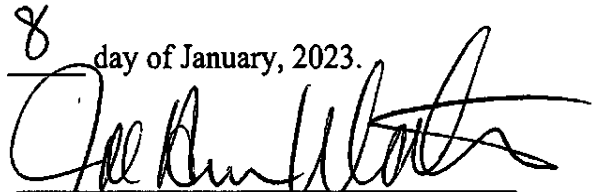
State of Illinois, County of Cook:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above persons are personally known to me to be the same persons whose name subscribed to the foregoing Instrument, appeared before me this day in persons, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8 day of January, 2023.

(Seal)




Notary Public

Prepared by:
Christopher R. Karsten
Karsten Law Offices, LLC
155 N. Wacker Dr., Ste. 4250
Chicago, IL 60606

Mail to:

Clayton Hess
3257 N Seminary Unit #B
Chicago, IL 60657

Name and Address of Taxpayer:

