

# UNOFFICIAL COPY

Doc# 2308745085 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/28/2023 12:18 PM Pg: 1 of 3

Dec ID 20230301678201  
ST/CO Stamp 1-360-931-024 ST Tax \$545.00 CO Tax \$272.50  
City Stamp 1-983-064-272 City Tax: \$5,722.50

PT2390192 1/2  
**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTORS (NAME AND ADDRESS)

Kristina Wilson and Wesley A. Caproon  
3726 N. Southport Ave., Unit 2  
Chicago, IL 60613

(The Above Space for Recorder's Use Only)

THE GRANTORS Kristina Wilson and Wesley A. Caproon, a married couple, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Rachel Katz, Asingle woman, of Chicago, IL, in fee simple forever, 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): 14-20-114-052-1005

Property Address: 3726 N. Southport Ave., Unit 2, Chicago, IL 60613

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

**SUBJECT 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; and general real estate taxes not due and payable at the time of Closing.

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Dated this 3 day of Mar, 2023.

*Kristina Wilson*  
Kristina Wilson

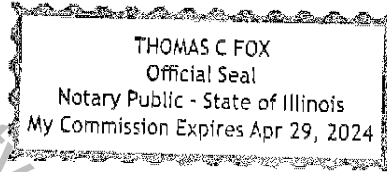
*Wesley A. Caproon*  
Wesley A. Caproon

STATE OF ILLINOIS )  
                                  ) SS,  
                                  ) )  
COUNTY OF ~~COOK~~ <sup>LAKE</sup> )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kristina Wilson and Wesley A. Caproon 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 in the 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 notarial seal, this 3 day of MARCH, 2023.

*Thomas C. Fox*  
Notary Public



THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law  
3653 W Irving Park Rd  
Chicago, IL 60618

MAIL TO:

~~Brian Russell~~  
*Rachel Katz*  
*3726 N. Southport, Unit 2*  
*Chicago, IL 60613*

SEND SUBSEQUENT TAX BILLS TO:

Rachel Katz  
3726 N. Southport Ave., Unit 2  
Chicago, IL 60613

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## EXHIBIT A LEGAL DESCRIPTION

### Parcel 1:

Unit 3726-2 in the 3722-26 North Southport Condominium as delineated on a survey of the following described real estate:

The North 56.50 feet of Lots 14, 15, 16, 17 and taken as a tract, in Block 2 in Rood's Subdivision of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third

Principal Meridian, In Cook County, Illinois;

Which Survey is attached to the Declaration of Condominium recorded as document 0010505090 together with an undivided percentage interest in the common elements, excepting from the above taken as a tract "The Commercial Space" as shown on Exhibit "C" to the Declaration of covenants and restrictions recorded as document 0010505090, together with its undivided percentage interest in the common elements in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of Parking Space P-1, a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as document 0010505090.