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WARRANTY DEED Illinois

Doc#: 2309529076 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2023 11:23 AM Pg: 1 of 2

Dec ID 20230301686198
ST/CO Stamp 1-301-846-224 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-899-193-040 City Tax: \$2,152.50

Chicago Title

23690 034236 PK
1/1

Above Space for Recorder's Use Only

THE GRANTOR, DANIEL HARVEY, A single man, 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 CARLOS R. VERA, a _____, of 3520 North Lake Shore Drive, Unit 7M, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 7-M IN THE 3520 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PARTS OF BLOCK 2 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, INCLUSIVE, AND LOTS 33 TO 37, INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A VACATED ALLEY IN SAID BLOCK AND A TRACT OF LAND LYING EASTERLY OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF AND ADJOINING THE WESTERLY LINE OF NORTH SHORE DRIVE, IN COOK COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25200625, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-21-112-012-1090

c/k/a: 3520 North Lake Shore Drive, Unit 7M, Chicago, Illinois 60657

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]

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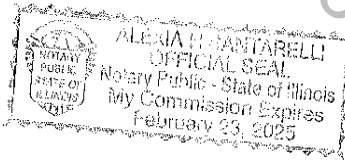
Dated this 29th day of MARCH 2023

Daniel Harvey (SEAL)
DANIEL HARVEY

State of Illinois }
 } SS
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL HARVEY, 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 29th day of March, 2023.



Alexia P. Mantarelli
NOTARY PUBLIC

My Commission Expires: _____, _____

This instrument was prepared by:
John Mantas, Esq.
MANTAS LAW, LLC
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Park Ridge, Illinois 60068
Phone: (847) 908-9300

MAIL TO:

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Kanar
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Suite 2425
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Carlos R Vera
3520 N. Lakeshore Dr
Chicago IL 60657