

# UNOFFICIAL COPY

Doc# 2311541037 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/25/2023 10:13 AM Pg: 1 of 3

Dec ID 20230301683488  
ST/CO Stamp 1-177-449-680 ST Tax \$395.00 CO Tax \$197.50  
City Stamp 1-899-345-104 City Tax: \$367.50

## WARRANTY DEED ILLINOIS STATUTORY

Chicago Title / Rem  
23CST153827UH  
(1082)

(The Above Space for Recorder's Use Only)

THE GRANTORS Anthony K. Nicosia and Karen L. Nicosia, husband and wife, 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 Charlie Hildebrand, Unmarried Man, of Chicago, ILLINOIS, 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): 14-32-409-072-1004 and 14-32-409-072-1010

Property Address: 1961 N. Fremont St., Unit 1R, PS-4, Chicago, IL 60614

**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

# UNOFFICIAL COPY

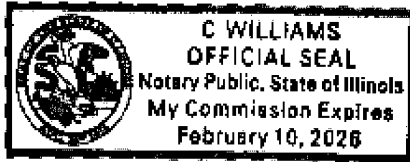
Dated this 4 day of April, 2023.

X [Signature] (Seal) X [Signature] (Seal)  
 Anthony R. Nicosia Karen L. Nicosia

STATE OF ILLINOIS )  
 ) SS,  
 COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony R. Nicosia and Karen L. Nicosia 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 4 day of April, 2023.



[Signature]  
 Notary Public

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

MAIL TO:  
SAME AS ->  
 Law Office of James D. Zazakis  
 3832 N. Ashland Ave., Suite 1S  
 Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:  
 Charlie Hildebrand  
 1961 N. Fremont St., Unit 1R  
 Chicago, IL 60614

# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL 1:

UNIT 1961-1R AND P-4 IN THE FREMONT LANE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN JOHNSTON'S RESUBDIVISION OF LOTS 25, 26 AND 27 IN SUB- BLOCK 7 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MARCH 2, 2005, AS DOCUMENT 056118038, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S 1R, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 056118033, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office