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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Doc#: 2312545035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2023 09:51 AM Pg: 1 of 3

Dec ID 20230501610111
ST/CO Stamp 1-013-326-544 ST Tax \$410.00 CO Tax \$205.00
City Stamp 0-109-781-712 City Tax: \$4,305.00

THE GRANTOR(S), Don J. Balthazar and Willowdean Balthazar, husband and wife of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrants to Jacqueline P. Kirley, as Trustee of the William R Schick and Jacqueline P. Kirley 2014 Joint Tenancy Trust dated March 10, 2014, of 5201 S. Cornell Av. Apt. 25B, Chicago Illinois 60615 of the County of Cook all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

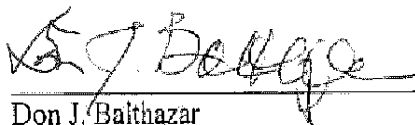
See Attached Exhibit A

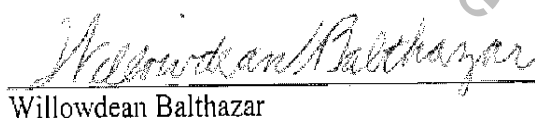
SUBJECT TO:

Covenants, conditions and restrictions of record, building lines, private, public, and utility easements, including any easement established by or implied from the Declarations/CCRs or Amendments thereto, terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declarations/CCRs") and all Amendments, party wall rights and agreements, limitations and conditions imposed by the Governing Law, installments due after date of closing of general assessments established pursuant to the Declarations/CCRs, any special assessments confirmed after the Date of Acceptance March 26, 2023, the 2nd installment of the 2022 real estate taxes and subsequent years.

Permanent Real Estate Index Number(s): 20-13-102-029-1283, 20-13-102-029-1284 and 20-13-102-029-1285
Address of Real Estate: 1700 E 56th Street, Units 3104, 3105, 3106 Chicago, IL. 60637

Dated: May 4, 2023


Don J. Balthazar

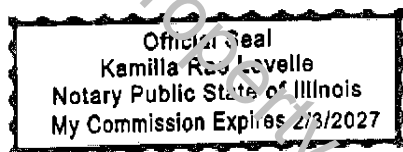

Willowdean Balthazar

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Don J. Balthazar and Willowdean Balthazar, husband and wife are 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 4th day of May 2023



Kamilla Rose Lovelle (Notary Public)

Prepared By:

James M Evans
c/o Neal & Leroy, LLC
 20 South Clark Street, Suite 2050
 Chicago Illinois 60603

After Recording Mail To:

Laurie A. Silvestri
Attorney at Law
 180 N LaSalle Street Suite 2650
 Chicago, IL. 60601
 312 558-4250

Name & Address of Taxpayers:

Jacqueline P. Kirley
 1700 East 56th Street Unit 3104
 Chicago, IL. 60637

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EXHIBIT A

The land is described as follows:

PARCEL 1:

UNIT NUMBERS 3104, 3105 AND 3106 IN 1700 EAST 56TH STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 (EXCEPT THE NORTH 27 1/2 FEET THEREOF), ALL OF LOTS 9 TO 13, BOTH INCLUSIVE, LOT 14 (EXCEPT NORTH 30 FEET THEREOF) IN BLOCK 2 IN EAST END SUBDIVISION OF PARTS OF SECTIONS 12 AND 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94779999, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE GARAGE RIGHT, CONSISTING OF THE RIGHT TO PARK ONE PASSENGER AUTOMOBILE IN THE GARAGE, WHICH GARAGE IS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 94779999 AND GRANTED BY DEED RECORDED AS DOCUMENT NUMBER 95366060, IN COOK COUNTY, ILLINOIS.

PINs 20-13-102-029-1283

20-13-102-029-1284

20-13-102-029-1285

COMMONLY KNOWN AS: 1700 E. 56th Street, Units 3104, 3105, 3106, Chicago, IL. 60637

END OF EXHIBIT A