

# UNOFFICIAL COPY

## WARRANTY DEED

### MAIL TO:

Michael H. Wasserman, P.C.  
105 W. Madison Street, Suite 401  
Chicago, IL 60602

Doc#: 2313028073 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/10/2023 10:19 AM Pg: 1 of 3

Dec ID 20230401693772  
ST/CO Stamp 1-333-433-040 ST Tax \$645.00 CO Tax \$322.50  
City Stamp 0-351-265-488 City Tax: \$6,772.50

### SEND SUBSEQUENT TAX BILLS TO:

Andrew V. and Carol S. DePaul  
6101 N. Sheridan Road, Unit 40A  
Chicago, IL 60660


The Grantor, SCOTT SILVER, of the City of Chicago, in the County of Cook, State of Illinois, in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, Convey and Warrants unto the Grantees, ANDREW V DEPAUL AND CAROL S DEPAUL, husband and wife, not as TENANTS IN COMMON and not as JOINT TENANTS, but as TENANTS BY THE ENTIRETY, the following described real estate situated in Cook County, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

c/k/a: 6101 N. Sheridan Road, Unit 40A, Chicago, IL 60660  
PIN# 14-05-211-021-1149

Subject to 2022 and subsequent year's general real estate taxes, covenants, conditions, restrictions and easements of record. The grantors hereby covenant with the grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; and that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Dated this 3<sup>rd</sup> day of April, 2023

  
\_\_\_\_\_  
SCOTT SILVER

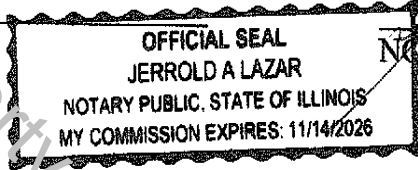
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State of IL  
County of Lake

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

Given under my hand and seal this 3<sup>rd</sup> day of April, 2023

Commission expires



*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by Jerrold A. Lazar, 611 S. Milwaukee Ave., Suite 12, Libertyville, IL 60048

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## LEGAL DESCRIPTION

UNIT 40-A IN EAST POINT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF LOTS 12, 13, 14 AND 15 LYING EAST OF A LINE WHICH IS 169.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS, TOGETHER WITH AS MUCH OF THE LAND EAST OF AND ADJOINING SAID LOTS 12, 13, 14 AND 15, AS IS BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 12 EXTENDED EAST AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 15 EXTENDED EAST, AND ON THE EAST BY THE WESTERLY LINE OF LINCOLN PARK, AS IS SHOWN AND DELINEATED IN DOCUMENT NUMBER 10938695, ALL IN BLOCK 9 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST 1/2 OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 22473, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 20350217; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION 7 SURVEY), IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office