

UNOFFICIAL COPY

WARRANTY DEED

PT23-91740 2/3
Statutory (Illinois), Individual to Individual

Doc#: 2313741114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 12:15 PM Pg: 1 of 2

Dec ID 20230501609499
ST/CO Stamp 2-054-669-008 ST Tax \$860.00 CO Tax \$430.00
City Stamp 1-632-879-312 City Tax: \$9,030.00

The GRANTOR, ZACHARY SCHULMAN, married to Rachel Kelley Schulman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to him in hand paid, CONVEYS and WARRANTS to AMOLIA M. SCHNEIDER, of 1717 Ridge Avenue, Unit 619, Evanston, Illinois 60201, the following described Real Estate situated in the County of Cook, State of Illinois, to wit: *An Unmarried Person

For Recorder's Use Only

Legal Description set forth on Exhibit "A" attached hereto and by this reference incorporated herein.

Subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; the condominium association declaration and by-laws and all amendments thereto; and general real estate taxes not 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. To have and to hold said premises forever.

Permanent Real Estate Index Number: 14-35-132-045-1104
Address of Real Estate: 434 West Armitage Avenue Unit G, Chicago, Illinois 60614



DATED as of this 2nd day of May, 2023

Zachary Schulman (SEAL)
ZACHARY SCHULMAN

Rachel Kelley Schulman (SEAL)
Rachel Kelley Schulman, signing for the sole purpose of waiving her right of homestead

State of ILLINOIS, County of COOK, SS: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ZACHARY SCHULMAN and RACHEL KELLEY SCHULMAN, 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 1st day of May, 2023

Commission expires 5-1-, 2024

Visnja A Gardner
Notary Public

This instrument was prepared by Stephen E. Vargo, 77 West Washington, Suite 618, Chicago, IL 60602

MAIL TO: Julia S. Bruce
Bruce Law Office, LLC
3963 Rockspur Trail
Crystal Lake, Illinois 60012

SEND SUBSEQUENT TAX BILLS TO:
AMOLIA M. SCHNEIDER
434 West Armitage Avenue,
Unit G
Chicago, Illinois 60614

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Exhibit "A"

UNIT D-119 IN THE POINTE AT LINCOLN PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCKS 29 AND 30 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94849915, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PROPER TITLE, LLC