

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY

Doc#: 2313733114 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/17/2023 10:30 AM Pg: 1 of 3

Dec ID 20230501618173  
ST/CO Stamp 1-664-381-648 ST Tax \$467.00 CO Tax \$233.50  
City Stamp 0-881-750-736 City Tax: \$4,903.50

### THE GRANTOR,

**MICHAEL J. MINGER**, *Married*

for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations in hand paid, **CONVEY** and **WARRANT** unto

*Katherine*  
**MEGAN LERNER**,

of \_\_\_\_\_, **GRANTEE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE ATTACHED EXHIBIT "A"**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

**TO HAVE AND TO HOLD**, the same unto the Grantee, and to the proper use, benefit and behoof, forever of Grantee.

**Permanent Index Number (PIN):** 14-20-414-019-1048

**Property Address:** 3351 N. Racine Ave., Unit A, Chicago, IL 60657

**IN WITNESS WHEREOF**, said Grantor has caused their name to be signed to these presents this 8 day of May, 2023.

**FIRST AMERICAN TITLE**  
**FILE #** 3157996 102

*[Signature]*  
\_\_\_\_\_  
**MICHAEL J. MINGER**

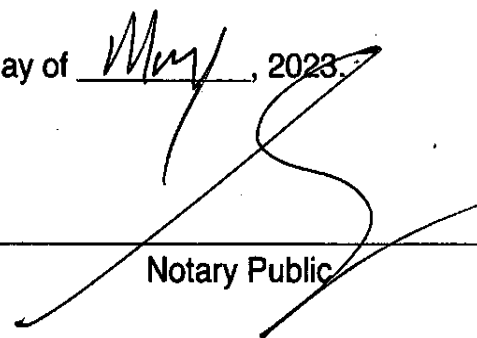
*\*this is non Homestead for grantor \**

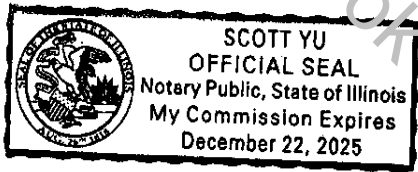
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STATE OF IL )  
 )  
COUNTY OF Cook ) SS.

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

Given under my hand and notarial seal this 8 day of May, 2023.

  
\_\_\_\_\_  
Notary Public



**This instrument was prepared by:**

Scott Yu, 33 N. Dearborn St., Suite 1000, Chicago, Illinois 60602

**MAIL TO:**

Johnson Sullivan  
11 East Hubbard #702  
Chicago IL 60611

**SEND SUBSEQUENT TAX BILLS TO:**

Megan Lerner  
3351 N. Racine #A  
Chicago IL 60657

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: UNIT 3351 'A' ALL IN HAWTHORNE COURT TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 TO 24, BOTH INCLUSIVE AND LOT 42 (EXCEPT THE SOUTH 16 FEET THEREOF PREVIOUSLY DEDICATED FOR PUBLIC ALLEY) AND LOTS 43 TO 48, BOTH INCLUSIVE, ALSO THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 1 TO 6, INCLUSIVE, AFORESAID AND THE NORTH 9 FEET OF LOT 7 AFORESAID AND WEST AND ADJOINING THE NORTH 9 FEET OF LOT 42 AFORESAID AND ALL OF LOTS 43 TO 48 AFORESAID BOTH INCLUSIVE, ALL IN BLOCK 1 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87333507 AS AMENDED FROM TIME TO TIME AND AMENDED BY DOCUMENT 88097268, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-20-414-019-1048

Property Address: 3351 North Racine Avenue, Unit A, Chicago, Illinois 60657

Property of Cook County Clerk's Office