

UNOFFICIAL COPY

Doc#: 2313933159 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/19/2023 11:21 AM Pg: 1 of 3

Dec ID 20230501610543
ST/CO Stamp 0-521-118-416 ST Tax \$495.00 CO Tax \$247.50
City Stamp 0-252-682-960 City Tax: \$5,197.50

WARRANTY DEED ILLINOIS STATUTORY

~~JOINT TENANCY~~

TENANTS IN COMMON

(The Above Space for Recorder's Use Only)

PT23-90254 1/2

THE GRANTORS Michael J. O'Loughlin and Matthew R. Klein, a married couple, of 4063 North Sheridan Road, Unit 3, Chicago, IL 60613 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 Sarah Beckwith, unmarried and Chris Yeatman, unmarried, of the City of Chicago, State of Illinois, ~~not as tenants by the entirety, nor as tenants in common, but as joint tenants with the right of survivorship,~~ 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): 14-17-415-053-1007

Property Address: 4063 North Sheridan Road, Unit 3, Chicago, IL 60613

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 20 day of April, 2023.

X [Signature] Michael J. O'Loughlin

X [Signature] Matthew R. Klein

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael J. O'Loughlin and Matthew R. Klein, 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 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 20 day of April, 2023.

[Signature] Cynthia Ramirez
Notary Public



THIS INSTRUMENT PREPARED BY

Michelle Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
Rence Norgle
Norgle & O'Leary, LLC
120 South State Street
Suite 200
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
Sarah Beckwith & Chris Yeatman
4063 North Sheridan Road
Unit 3
Chicago, IL 60613

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 "S", IN 4063-65 NORTH SHERIDAN ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 46 AND 47 AND THE WEST 20 FEET (MEASURED ON SOUTH LINE) OF LOT 45 (EXCEPT SOUTH 48 1/2 FEET OF SAID LOTS) IN SUBDIVISION OF LOT 24 IN SUBDIVISION OF BLOCK 8 IN BUENA PARK IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85 297 952 , AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 6, 2018 AS DOCUMENT NUMBER 1809629045, AMENDED BY SECOND AMENDMENT RECORDED MAY 31, 2019 AS DOCUMENT NUMBER 1915113124, AMENDED BY THIRD AMENDMENT RECORDED JULY 19, 2019 AS DOCUMENT NUMBER 1920034104 AND AMENDED BY FOURTH AMENDMENT RECORDED SEPTEMBER 13, 2019 AS DOCUMENT NUMBER 1925645106, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER AS DOCUMENT 85297952, AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 6, 2018 AS DOCUMENT NUMBER 1809629045, AMENDED BY SECOND AMENDMENT RECORDED MAY 31, 2019 AS DOCUMENT NUMBER 1915113124, AMENDED BY THIRD AMENDMENT RECORDED JULY 19, 2019 AS DOCUMENT NUMBER 1920034104 AND AMENDED BY FOURTH AMENDMENT RECORDED SEPTEMBER 13, 2019 AS DOCUMENT NUMBER 1925645106.

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