

UNOFFICIAL COPY

57-23-2708

WARRANTY DEED

Doc#: 2314245358 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/22/2023 04:24 PM Pg: 1 of 3

Dec ID 20230501622543

ST/CO Stamp 1-320-168-144 ST Tax \$532.50 CO Tax \$266.25

City Stamp 1-625-475-792 City Tax: \$5,591.25

The above space for recorder's use only

THE GRANTOR(S), Lynn Pavony, an unmarried woman, of the City of Chicago, State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEY(S)** and **WARRANT(S)** to:

Leah K. Grzyb, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 653 North Kingsbury Street, 1405, Chicago, IL 60654

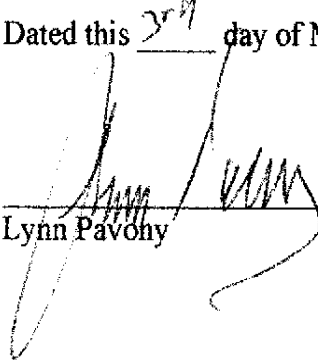
PIN: 17-09-127-045-1046

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2022 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 22nd day of May, 2023.



Lynn Pavony

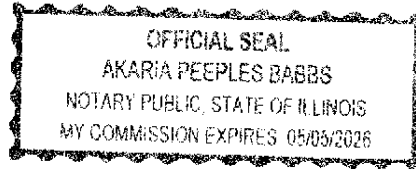
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State of IL)
County of Cook) SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Lynn Pavony, personally known to me to be the same person(s) whose name(s) is/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 seal this 3rd day of May, 2023.


NOTARY PUBLIC



This instrument prepared by:
Michael Goldhirsh, Esq.
618 B Academy Drive
Northbrook, Illinois 60062

Mail to:

Leah K. Grzyb
653 N. Kingsburg St. #1405
Chicago, IL 60654

Tax bill to:

Leah K. Grzyb
653 N. Kingsburg St. #1405
Chicago, IL 60654

Property of Cook County Clerk's Office

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EXHIBIT "A"

Property Description

UNIT 1405 AND PARKING SPACE 34, A LIMITED COMMON ELEMENT IN THE KINGSBURY ON THE PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL THAT PART OF LOTS 4 AND 5 AND THE NORTH 1/2 OF BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST THE CHICAGO RIVER ON THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0318227049, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property 1:

17-09-127-045-1046

653 North Kingsbury Street, Chicago, IL, 60654