

# UNOFFICIAL COPY

Doc#: 2314433166 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/24/2023 11:11 AM Pg: 1 of 3

Dec ID 20230501613084  
ST/CO Stamp 0-327-258-832 ST Tax \$418.00 CO Tax \$209.00  
City Stamp 2-119-078-608 City Tax: \$4,389.00

## WARRANTY DEED ILLINOIS STATUTORY

**THE GRANTORS**, Thomas Frederick and Kelsey L. Frederick, a married couple of the City of Chicago, State of Illinois, County of Cook for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Michael Beal and Regan Seckel, as Joint Tenants, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit 'A' attached hereto and made a part hereof**

**SUBJECT TO:** covenants, conditions and restrictions of record public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-20-300-027-1006

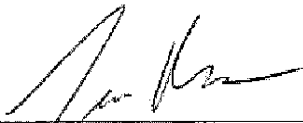
Address of Real Estate: 3536 North Bosworth Avenue, Unit 2S  
Chicago, Illinois 60657

Dated this 26 day of April, 2023.

PROPER TITLE, LLC

PT 23 - 9/11/26  
1st 2<sup>nd</sup>

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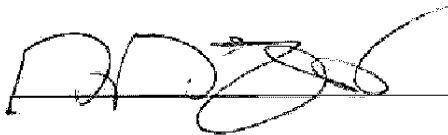
  
\_\_\_\_\_  
Thomas Frederick

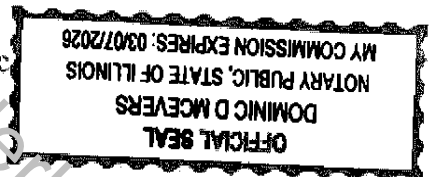
  
\_\_\_\_\_  
Kelsey L. Frederick

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Frederick and Kelsey L. Frederick, are 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 20<sup>th</sup> day of APRIL, 2023.

  
\_\_\_\_\_  
(Notary Public)



**Prepared By:**  
**Law Office of Aaron Minkus**  
**134 N. LaSalle, Suite 1720**  
**Chicago, Illinois 60602**

**Mail To:**  
*Miranda Byrd*  
*2502 N. Clark St.*  
*Chicago IL 60614*

**Name & Address of Taxpayer:**  
*Michael Beal*  
*3526 N. Bosworth Ave Apt 25*  
*Chicago IL 60657*

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## Exhibit A

### PARCEL 1:

UNIT NUMBER 2S IN THE YELLOW FACE CONDOMINIUM HOMES AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 37 AND 38 IS BLOCK 4 IN LONE PARK ADDITION TO LAKEVIEW IN SECTION 20, 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 JANUARY 8, 1980 AS DOCUMENT NUMBER 25310031, AS AMENDED FROM TIME TO TIME; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-I, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25310031.

Parcel ID(s): 14-20-300-027-1005,

Property of Cook County Clerk's Office