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WARRANTY DEED ILLINOIS STATUTORY Doc#. 2314508049 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/25/2023 10:14 AM Pg: 1 of 3

Dec ID 20230401695890

ST/CO Stamp 1-463-012-048 ST Tax \$470.00 CO Tax \$235.00

City Stamp 2-133-600-976 City Tax: \$4,935.00

(The Above Space for Recorder's Use Only)

THE GRANTORS Kenneth Eryan Bader and Kara Rae Bader, married to each other, for and in consideration of TEN AND 50/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Michele Cotrupe, a person of 51/52 5 Cornell Ave. Chap. TL 60615, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 20-02-405-103-0000

Property Address: 4639 South Lake Park Avenue Unit D, Chicago, IL 60653

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 3 day of May, 2023.

Kenneth Bryan Bader (Seal)

Kara Rae Bader

REAL ESTATE TRAN	22-May-2023	
453	CHICAGO:	3,525.00
	CTA:	1,410.00
	TOTAL:	4,935.00 *
20-02-405-103-0000	20220404605900	0.400.000.000

20-02-405-103-0000	20230401695890	2-133-600-976
Total does not include		

AL ESTATE TRANSFER TAX			22-May-2023	
		COUNTY:	235.00	
		ILLINOIS:	470.00	
		TOTAL:	705.00	
20-02-405-	103-0000	20230401695890	1-463-012-048	

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STATE OF ILLinois)
COUNTY OF COOK) SS,
COUNTION COOK	,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kenneth Bryan Bader and Kara Rae Bader 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 in 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 3rd day of May, 2023.

Notary Public

THIS INSTRUMENT PREPARED BY Drost, Kivlahan, McMahon & O'Connor, LLC 11 S. Dunton Avenue Arlington Heights, IL 60005

MAIL TO:

Hausner Law Group, LLC 161 North Clark Street 16th Floor Chicago, IL 60601 HELEN SCIEL
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 11, 2024

SEND SUBSEQUENT TAX BILLS TO:

Michele Cotrupe
4639 South Lake Park Avenue Unit D
Chicago, VL 60653

BW23065367

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Exhibit A

THAT PART OF LOT 1 IN LEXINGTON SHORE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS FAST, ON THE NORTH LINE OF SAID LOT, 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON THE EAST LINE OF SAID LOT, 62.45 FEET TO THE EAST-SLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING THENCE CONTINUING SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON SAID EAST LINE, 18.92 FEET 10 THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREFS 44 MINUTES 57 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 27 DEG (EES 15 MINUTES 57 SECONDS WEST, ON SAID WEST LINE, 18.86 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE NORTH 62 DEGREES 40 MINUTES 51 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE EASTERLY EXTENSION THEREOF, 45.00 FEFT TO THE POINT OF BEGINNING,

ACCORDING TO THE PLAT OF SAID LEXINGTON SHORE RESUBDIVISION RECORDED MAY 23, 2019 AS Clarks DOCUMENT 1914316046, IN COOK COUNTY, ILLINOIS.

PIN: 20-02-405-103-0000

For Informational Purposes only: 4639 South Lake Park Avenue, Unit D, Chicago, IL 60 553