

UNOFFICIAL COPY

Doc#: 2314508049 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/25/2023 10:14 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

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 Bryan Bader and Kara Rae Bader, married to each other, 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 Michele Cotrupe, a single person of 9452 S Cornell Ave, Chgo, IL 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 Homestead Exemption Laws of the State of Illinois.



Dated this 3rd day of May, 2023.


Kenneth Bryan Bader (Seal)


Kara Rae Bader (Seal)

REAL ESTATE TRANSFER TAX	22-May-2023
	CHICAGO: 3,525.00
	CTA: 1,410.00
	TOTAL: 4,935.00 *

20-02-405-103-0000 | 20230401695890 | 2-133-600-976
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	22-May-2023
	COUNTY: 235.00
	ILLINOIS: 470.00
	TOTAL: 705.00

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BW23065367

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 EAST, 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 EASTERLY 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 TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 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 DEGREES 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 FEET TO THE POINT OF BEGINNING,

ACCORDING TO THE PLAT OF SAID LEXINGTON SHORE RESUBDIVISION RECORDED MAY 23, 2019 AS 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 60653