

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#. 2316533176 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2023 11:37 AM Pg: 1 of 3

Dec ID 20230501631883
ST/CO Stamp 0-983-014-096 ST Tax \$221.00 CO Tax \$110.50

2/2 Preparer File: PT23-922345A

THE GRANTOR(S) Lydia Krupinski, married to David Downs, both of the City of Evanston, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Edward J. Reed, Single man, of 1730 Greenleaf Ave, Unit 404, Chicago, IL 60626, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: general real estate taxes not due and payable, covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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(s): 11-20-103-033-1011

Address(es) of Real Estate: 560 Sheridan Square, Unit 1
Evanston, IL 60202

CITY OF EVANSTON

008785

REAL ESTATE TRANSFER TAX

DATE: **PAID MAY 31 2023**

AMOUNT: \$ 1105⁰⁰ Agent: UB

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

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Dated this 15th day of May, 20 23

X [Signature]
Lydia Krupinski

X [Signature]
David Downs (for the purpose of waiving homestead rights only)

STATE OF ILLINOIS COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lydia Krupinski and David Downs, personally known to me to be the same person(s) whose name(s) 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 15th day of May, 20 23.



[Signature]
Notary Public

Prepared by:
Thakrar & Associates, PC
1001 Green Bay Road, Suite 234
Winnetka, IL 60093

Mail to:
[Arrow]
and

Name and Address of Taxpayer:
Edward J. Reed
560 Sheridan Square, Unit 1
Evanston, IL 60202

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Exhibit A

Unit Number 560-1, in Tower Court on the Lake Condominium, as delineated on a survey of the following described real estate:

Lots 23, 24, 25 and 26 (except the North 10 feet thereof) all in block 3 in Arnold and Warren's Addition to Evanston in the Southwest fractional 1/4 of Section 20, Township 1 North, range 14, East of the third principal meridian (excepting from said premises that part of said lots used for Sheridan Square of Boulevard), all in Cook County, Illinois.

Which survey is attached as exhibit "A" to the declaration of condominium recorded as document 25223865, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office