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Doc#: 2316628081 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/15/2023 10:11 AM Pg: 1 of 3

Dec ID 20230601642097

ST/CO Stamp 1-372-686-032 ST Tax \$750.00 CO Tax \$375.00

City Stamp 1-154-320-080 City Tax: \$7,875.00

This instrument prepared by:

John S. Gallo, Esq.

Tracy, Johnson & Wilson

2801 Black Road, 2nd Floor

Joliet, IL 60435

After recording, return to:

Christopher B. Titcomb

Titcomb Law Group, P.C.

134 N. LaSalle St., #1720

Chicago, IL 60602

WARRANTY DEED

The Grantors, **KEVIN M. JACOBS, AS TRUSTEE OF THE KEVIN M. JACOBS REVOCABLE TRUST DATED JANUARY 20, 2016**, in pursuance of the power and authority vested in the Grantor as said trustee; **KEVIN M. JACOBS**, a married person, and **MARY E. JACOBS**, his wife, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, convey and warrant to **RICHARD GATES**, of 17 N. Loomis Street, Unit 4C, Chicago, Illinois 60607, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:


(See legal description attached hereto as Exhibit A.)

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

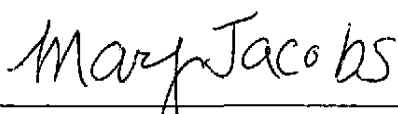
SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any.

DATED this 8th day of June, 2023.

FIDELITY NATIONAL TITLE
OC23004077


Kevin M. Jacobs, as Trustee of the Kevin M. Jacobs
Revocable Trust dated January 20, 2016


Kevin M. Jacobs

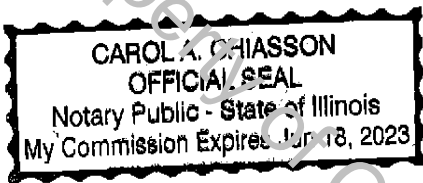

Mary E. Jacobs

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STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Kevin M. Jacobs, as Trustee of the Kevin M. Jacobs Revocable Trust dated January 20, 2016; Kevin M. Jacobs and Mary E. Jacobs, 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 Notarial Seal this 26th day of June, 2023.



Carol A. Chiasson
Notary Public

My commission expires on _____.

GRANTEE'S ADDRESS

Mail tax bills to:
Richard Gates
17 N. Loomis St., Unit 4C
Chicago, IL 60607

Cook County Clerk's Office

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EXHIBIT A Legal Description

PARCEL 1:

UNIT 4C AND P-H, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE HEARTBREAK LOFTOMINIUM, A CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00769054, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT P-4 IN THE HEARTBREAK GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOTS 23 TO 28, BOTH INCLUSIVE IN BLOCK 6 IN MALCOLM M. MCNEIL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 IN WRIGHT'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00769055, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00730333.

PIN: 17-08-335-029-1010 (affects Unit 4C)
17-08-335-029-1055 (affects Unit P-H)
17-08-335-031-1026 (affects Unit P-4)

Address: 17 N. Loomis Street, Units 4C and P-H, Chicago, IL 60607
9 N. Loomis Street, Unit P-4, Chicago, IL 60607