

UNOFFICIAL COPY



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Doc#: 2316712053 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2023 10:51 AM Pg: 1 of 2

Dec ID 20230601644271
ST/CO Stamp 1-107-011-280 ST Tax \$455.00 CO Tax \$227.50
City Stamp 0-859-727-568 City Tax: \$4,777.50

WARRANTY DEED (Individual to Individual)

(ILLINOIS)
PAGE 1:

THE GRANTORS, John D. Gair and Juliana Gair, husband and wife, of the City of Chicago, County of , State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEES, PETER M. HORWITZ AND LESLIE K. HORWITZ, husband and wife, of 1026 Hunter Road, Glenview, IL 60025, not as tenants in common, but as joint tenants with rights of survivorship, the following described Real Estate situated in the County of , in the State of Illinois, to wit:

PARCEL 1:

UNITS 15J AND B19 IN THE DEARBORN TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND PORTIONS OF VACATED STREETS AND ALLEYS IN WILDER'S SOUTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010326428 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, USE, SUPPORT AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 20, 2001 AND RECORDED APRIL 20, 2001 AS DOCUMENT 0010326427.

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


TO HAVE AND TO HOLD said premises, not as tenants in common, but as joint tenants with rights of survivorship, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 17-21-210-148-1257 and 17-21-210-148-1420
Address (es) of Real Estate: 1530 S. State Street, Unit 15J, Chicago, IL 60605

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DATED: June 8, 2023



John D. Gair



Juliana Gair

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John D. Gair and Juliana Gair, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 6/8/2023



NOTARY PUBLIC



MAIL TO:
Peter Horwitz and Leslie Horwitz
1530 S. State Street, Unit 15J
Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS TO:
Peter Horwitz and Leslie Horwitz
1530 S. State Street, Unit 15J
Chicago, IL 60605

This instrument prepared by: **Central Law Group P.C.**
2822 Central Street, Evanston, IL 60201
847-866-0124