PT23-42137

UNOFFICIAL CO

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Doc#. 2318729058 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/06/2023 10:26 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY Dec ID 20230601652740 ST/CO Stamp 1-601-572-560 ST Tax \$500.00 CO Tax \$250.00 City Stamp 1-228-934-864 City Tax: \$5,250.00

(The Above Space for Recorder's Use Only)

DOOR OF CO THE GRANTORS Victoria Denenberg, a maried woman, of 1844 North Sedgwick Street, Unit C, Chicago Illinois 60610 and Nicole Denenberg Johnson, fka Nicole Denenberg, and Nicole C. Denenberg Johnson, fka Nicole Denenberg, a married voman, of 300 West Scott Street, Unit 504, Chicago, IL 60610 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVFY AND WARRANT to Jeanine C. Chyna, a married woman, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ** and Katherine Chyna, a single person as joint tenants

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

THIS IS NOT HOMESTEAD AS TO VICTORIA DENENBERG

Permanent Index Number(s): 17-04-219-100-1012 and 17-04-220-059-1039

Property Address: 300 West Scott Street, Unit 504 and P-9 (at 247 West Scott Street), Clicago, IL 60610

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 17 day of June	
Victoria Denenberg X. Maris C. Amaly Johnson, Ra Nicole Nicole C, Denenberg Johnson, Ra Nicole Denenberg (s to Parcols 3 & 4)	Nicole Denenberg Johnson, Ika Nicole Denenberg X Drasen Johnson
STORE A CHOOSE ASSET	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Victoria Denenberg, Nicole C. Denenberg Johnson, the Nicole Denenberg, and Drasen Johnson, known to me to be the same persons whose names are snoscilloed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 noterial seal, this 17th day of 2023.

Notary Fublic

MELISSA LOPEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 7, 2024

THIS INSTRUMENT PREPARED BY: Michelle Laiss ATTORNEY AT LAW 1530 West Fullerton Avenue Chicago, IL 60614

COUNTY OF

Same as tax bill address

SEND SUBSEQUENT TAX BILLS TO:

Jeanine C. Chyna 300 West Scott Street, Unit 504 Chicago, IL 60610

UNOFFICIAL COPY

Dated this day of	, 2023.
X Wictoria Denenberg X Wall C. Amuly Thrum Nicole C. Denenberg Johnson, fika Nicole Denenberg (23 to Parcels 3 & 4) STATE OF Turner) SS	X Mully Johnson Nicole Denenberg Johnson, ika Nicole Denenberg X Drasen Johnson
COUNTY OF COOK	

I, the undersigned, a Notary Public in at d for said County, in the State aforesaid, CERTIFY THAT Victoria Denenberg, Nicole C. Denenberg folder, on, fka Nicole Denenberg, and Drasen Johnson, 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 instrument as their free and voluntary act, for the uses and purposes therein sa forth, including the release and waiver of the right of homestead.

THIS INSTRUMENT PREPARED BY:
Michelle Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO: Ivan Puljic ATTORNEY AT LAW 10 South La Salle Street Suite 2920 Chicago, IL 60603 SEND SUBSEQUENT TAX BILLS TO:

Jeanine C. Chyna 300 West Scott Street, Unit 504 Chicago, IL 60610

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 504 in Old Town Square Unit One Condominium as delineated on a survey of the following described real estate:

Part of Old Town Square Subdivision, being a Subdivision in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as document number 97609184, and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 for Ingress and egress over and upon the East 6 feet of Lot 11 in Old Town Square as Shown on the Plat of Subdivision recorded as document number 97184829, and set forth in Declaration recorded as document number 97609184.

Parcel 3:

Unit P-9 in the Old Town Square Midrise Condeminiums as delineated on a survey of the following described real estate:

Part of Lot 10 in Oscar Mayer's Resubdivision of Various Lots and vacated alleys in various Subdivisions in the West 1/2 of the Northeast 1/4 and in the East 1/2 of the Northwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0010308735, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 4:

Non-exclusive easement for the benefit of Parcel 3 for ingress and egress, use and enjoyment as set forth in Easement Agreement recorded as document number 0010308736.

17-04-219-100-1012 and 17-04-220-059-1039