

# UNOFFICIAL COPY



## WARRANTY DEED

NAME & ADDRESS OF PREPARER,  
AND AFTER RECORDING, MAIL TO:  
Thomas F. McGuire, Esq.  
Saul Ewing LLP  
161 N. Clark Street  
Suite 4200  
Chicago, IL 60601

Doc# 2319222009 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 07/11/2023 10:15 AM PG: 1 OF 4

### RECORDER'S STAMP

THIS INDENTURE is made this 10<sup>th</sup> day of July, 2023, between **FREDRIC S. COHEN and GARNETT KILBERG COHEN, husband and wife**, presently residing at 3100 N. Sheridan Road, Unit 3-C, Chicago, Illinois 60657 (the "Grantors"), and

**FREDRIC S. COHEN**, not individually but solely as Trustee of "THE FREDRIC S. COHEN REVOCABLE TRUST" created under trust agreement dated May 11, 2004, as amended from time to time (husband's revocable trust), and to his successors in trust; and

**GARNETT KILBERG COHEN**, not individually but solely as Trustee of "THE GARNETT K. COHEN REVOCABLE TRUST" created under trust agreement dated May 11, 2004, as amended from time to time (wife's revocable trust), and to her successors in trust,

**NOT AS TENANTS-IN-COMMON BUT AS TENANTS BY THE ENTIRETY**, both presently residing at 3100 N. Sheridan Road, Unit 3-C, Chicago, Illinois 60657 (the "Grantees").

The Grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby WARRANT and CONVEY unto the Grantees the following described real estate in the City of Chicago, County of Cook, State of Illinois, together with the tenements, improvements and appurtenances thereon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Law (35 ILCS 200/31-45).

7-10-2023

Date

[Signature]  
Agent

Permanent Real Estate Index Number(s): 14-28-105-072-1028

Address(es) of real estate: 3100 N. Sheridan Road, Unit 3-C, Chicago, Illinois 60657

#### REAL ESTATE TRANSFER TAX

11-Jul-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

#### REAL ESTATE TRANSFER TAX

11-Jul-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-28-105-072-1028

| 20230701668613 | 0-684-736-208

14-28-105-072-1028 | 20230701668613 | 0-309-608-144

\* Total does not include any applicable penalty or interest due.

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In making this conveyance, the Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands to this Warranty Deed the day and year first above written.

Fredric S Cohen  
FREDRIC S. COHEN

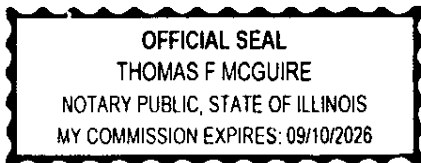
Garnett Kilberg Cohen  
GARNETT KILBERG COHEN

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **FREDRIC S. COHEN and GARNETT KILBERG COHEN**, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 10<sup>th</sup> day of July, 2023.

(SEAL)



[Signature]  
Notary Public

Mail Subsequent Tax Bills To:

Fredric S. Cohen & Garnett Kilberg Cohen, Trustees  
3100 N. Sheridan Road, Unit 3-C  
Chicago, IL 60657

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## EXHIBIT "A"

### Legal Description

UNIT 3-C AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"); LOTS 2 AND 3 IN E.P. BROUSSEAU'S RESUBDIVISION OF ALL THAT PART LYING WEST OF LAKE VIEW AVENUE OF LOTS 21, 22, 23 AND 24 IN CULVER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS, ALSO THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 8, 1969 AND KNOWN AS TRUST NUMBER 39370, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 21,785,692; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS.

**Property Address:** 3100 N. Sheridan Road, Unit 3-C, Chicago, Illinois 60657

**PIN:** 14-28-105-072-1028

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

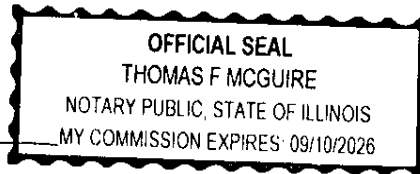
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 10, 2023

Signature Thomas Hackett  
Grantor's Agent

Subscribed and sworn to before me by the said Agent this 10th day of July, 2023.

Notary Public Thomas F. McGuire



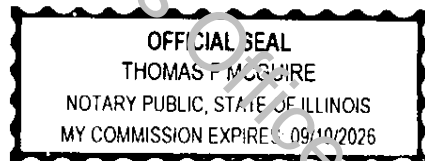
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 10, 2023

Signature Thomas Hackett  
Grantee

Subscribed and sworn to before me by the said Grantee this 10th day of July, 2023.

Notary Public Thomas F. McGuire



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)