

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

AP2303172 KC 1 of 2



Doc# 2320033005 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/19/2023 09:34 AM PG: 1 OF 2

THE GRANTORS Michael L. Kiser, as Trustee under the provisions of the Michael L. Kiser Living Trust Agreement dated the 21st day of April 2005 (as to an undivided one-half interest), and Livia M. Kiser, as Trustee under the provisions of the Livia M. Kiser Living Trust Agreement dated the 21st day of April 2005 (as to an undivided one-half interest) of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to The Benjamin M. Altman Trust Dated February 9, 2017, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: ..

LOT 3 IN LINCOLN PARK CLUB SUBDIVISION, RECORDED JULY 9, 2002, AS DOCUMENT 0020749722 AND RE-RECORDED JULY 19, 2002, AS DOCUMENT 0020790850, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT(S) FOR WALKWAYS, UTILITIES AND STORM WATER DETENSION, PRIVATE AND PUBLIC DRIVE COURT EASEMENT, INGRESS/EGRESS EASEMENT, ALL AS FURTHER DEFINED AND SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION RECORDED JANUARY 15, 2002, AS DOCUMENT 0020061321, AND AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyers; all special governmental taxes or assessments confirmed or unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing 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): 14-28-304-037-0000.

Address(es) of Real Estate: 630 W Drummond Pl Chicago, IL 60614

As dated, this 19 day of July 2023.

UNOFFICIAL COPY

Michael L. Kiser, as Trustee

Michael L. Kiser, as Trustee under the provisions of the Michael L. Kiser Living Trust Agreement dated the 21st day of April 2005 (as to an undivided one-half interest)

Livia M. Kiser, as Trustee

Livia M. Kiser, as Trustee under the provisions of the Livia M. Kiser Living Trust Agreement dated the 21st day of April 2005 (as to an undivided one-half interest)

STATE OF Ill. 11/13 COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY **Michael L. Kiser, as Trustee and Livia M. Kiser, as Trustee**, 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 10 day of July, 2023



[Signature]
(Notary Public)

Prepared By: Frank W. Jaffe
Jaffe & Berlin, LLC
111 W. Washington St., Suite 900
Chicago, IL 60602

Mail To:
Mr Mark Cervantes
Cervantes Chatt & Prince P.C.
100 N LaSalle Street
Suite 2207
Chicago, IL 60602

REAL ESTATE TRANSFER TAX		18-Jul-2023
	CHICAGO:	21,300.00
	CTA:	8,520.00
	TOTAL:	29,820.00 *

14-28-304-037-0000 | 20230701672784 | 1-149-919-696
* Total does not include any applicable penalty or interest due.

Name & Address of Taxpayer:
Mr Benjamin M Altman
630 W Drummond Pl
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		18-Jul-2023
	COUNTY:	1,420.00
	ILLINOIS:	2,840.00
	TOTAL:	4,260.00

14-28-304-037-0000 | 20230701672784 | 1-566-597-584