

PT23-93667  
left

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2321241159 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/31/2023 12:58 PM Pg: 1 of 2

Dec ID 20230701669034  
ST/CO Stamp 0-190-234-320 ST Tax \$899.00 CO Tax \$449.50  
City Stamp 1-998-028-496 City Tax: \$9,439.50

THE GRANTORS, Kyle Krivacek and Selena Krivacek, a married couple, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEEES David Cohen and Alison Cohen, husband and wife, as Tenants by the Entirety, in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### PARCEL 1:

UNIT 2 IN THE 3555 NORTH MARSHFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 45 IN BLOCK 1 IN L. FURNER'S RESUBDIVISION IN THE NORTHEAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 27, 2006 AS DOCUMENT 0611710001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-2 AND STORAGE SPACE S-2, AND ROOF DECK, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT NO. 0611710001.

Property Index Number: 14-19-408-046-1002

Property Address: 3555 N. Marshfield Avenue Unit 2, Chicago, IL 60657

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

PROPER TITLE, LLC

# UNOFFICIAL COPY

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

Dated this 28 day of June, 2023.

Kyle Krivacek  
Kyle Krivacek

Selena Krivacek  
Selena Krivacek

STATE OF Illinois  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kyle Krivacek and Selena Krivacek, 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 this instrument as a 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 28 day of June, 2023.

[Signature]  
Notary Public



MAIL RECORDED DEED TO:  
KASHKEEN LAW  
9801 W. 144th St, Suite 303  
ORLAND PARK, IL 60462

SEND SUBSEQUENT TAX BILLS TO:  
David Cohen  
3555 N. Marshfield Avenue #2  
Chicago, IL 60657

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle St. #2100, Chicago, IL 60601