

UNOFFICIAL COPY

Doc#: 2321613029 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/04/2023 09:41 AM Pg: 1 of 3

Dec ID 20230701680899
ST/CO Stamp 1-547-966-928 ST Tax \$322.00 CO Tax \$161.00
City Stamp 1-061-611-984 City Tax: \$3,381.00



235NW84757951K
CB 1 of 1

Warranty Deed

THE GRANTORS, JOSEPH R. ROOT and MELISSA ROOT, husband and wife, of Chicago, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY AND WARRANT to ANMP LLC, an Illinois Limited Liability Company, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-04-207-087-1312

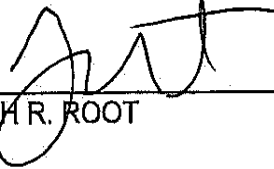
Address of Real Estate: 1560 N. Sandburg Terrace, #3508, Chicago, Illinois 60610

SUBJECT TO: Covenants, Conditions and restrictions of record, public and utility easements and roads and highways; and general real estate taxes for the year 2022 and 2023.


Hereby releasing and waiving all rights under and by virtue the homestead exemption laws of the State of Illinois.

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In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 26th day of July, 2023.



JOSEPH R. ROOT




MELISSA ROOT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH R. ROOT and MELISSA ROOT, his wife, are 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 and delivered the said instrument as their own 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 26th day of July, 2023.



Notary Public
LARRY PIKLOR
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jan 18, 2024

AFTER RECORDING, RETURN TO:
ANMP LLC
Clare Marina Herbst
1560 N. Sandburg Terr Apt 3508
Chicago, IL 60610

Send subsequent tax bills to:

Same

This Deed was prepared by: Winand & Loudenslagel Law Group LLC, 800 Waukegan Road, Suite 201, Glenview, Illinois 60025 (847.724.5151)

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LEGAL DESCRIPTION

Order No.: 23GNW847579SK

For APN/Parcel ID(s): 17-04-207-087-1312

UNIT NO. 3508J IN CARL SANDBURG VILLAGE CONDOMINIUM UNIT NO. 7, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EXCEPT THE NORTH 86.05 FEET AND THE EAST 30.00 FEET THEREOF), LOT 2 (EXCEPT THE SOUTH 56.30 FEET OF THE WEST 1755 FEET THEREOF), LOT 3 AND THAT PORTION OF GERMANIA PLACE LYING WEST OF THE WEST LINE OF THE SAID EAST 30.00 FEET OF LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF LOT 2, ALL IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL 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 "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25382049 AND FILED AS DOCUMENT NO. LR 3179553 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office