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Doc#: 2322213156 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2023 09:28 AM Pg: 1 of 4

Dec ID 20230701674508
ST/CO Stamp 1-780-462-032 ST Tax \$745.00 CO Tax \$372.50
City Stamp 1-785-262-544 City Tax: \$7,822.50

PT23-93515
1 of 2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Jonathan Frank
2030 N. Halsted Street
Unit 2 N
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTOR Jonathan Frank and Taylor Frank a married couple, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jessica Miller *Frank woman*, Daniel K. Miller, *9 Miller 10/17/23*; and John Paul Golec, *9 Miller man* of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ** As joint tenants / Right of Survivorship*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-32-228-053-1002

Property Address: 2030 N. Halsted Street, Unit 2N, Chicago, IL 60614

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 10th day of July, 2023.

[Signature]
Jonathan Frank

Dated this 10th day of July, 2023.

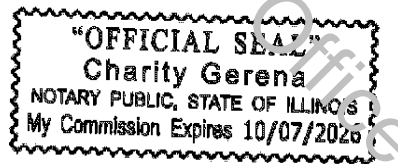
[Signature]
Taylor Frank

)
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jonathan Frank and Taylor Frank, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in 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 notarial seal, this 10th day of July, 2023.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:
SAM E
~~Michael Gasior~~

SEND SUBSEQUENT TAX BILLS TO:

Jessica Miller
2030 N. Halsted Street, Unit 2N
Chicago, IL 60614

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EXHIBIT A LEGAL DESCRIPTION

0.87 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.63 FEET TO A CORNER OF 'HIEGHT WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.87 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE: INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.61 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE. BEING ALONG THE INTERIOR FACE SAID WALL, A DISTANCE OF 3.84 FEET TO A CORNER OF THE WALL THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 62.17 FEET TO A CORNER OF THE WALL THENCE NORTH A T RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.69 FEET TO A CORNER OF THE WALL, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE: OF 10.90 FEET; THENCE SOUTH AT RIGHT T ANGLES TO THE LAST DESCRIBED COURSE; A DISTANCE OF 6.78 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE WEST ALONG A LINE; WHICH MAKES AN ANGLE OF 90 DEGREES 02 MINUTES 37 SECONDS MEASURED COUNTER -CLOCKWISE FROM NORTH TO WEST FROM THE; LAST DESCRIBED COURSE; BEING ALONG THE SAID SOUTH LINE; OF LO T 12. A DISTANCE OF 19.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH ALONG A LINE WHICH MAKES AN ANGLE OF 90 DEGREES 13 MINUTES 46 SECONDS COUNTER-CLOCKWISE FROM LAST TO NORTH FROM THE LAST DESCRIBED COURSE, BEING ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 15.97 FEET; THENCE EAST ALONG A LINE WHICH MAKES AN ANGLE OF 89 DEGREES 46 MINUTES 14 SECONDS MEASURED COUNTER-CLOCKWISE FROM SOUTH TO EAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 0.87 FEET TO AN EXTERIOR CORNER OF SAID THREE STORY BUILDING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE; EXTENDED, BEING ALONG THE EXTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 21.53 FEET TO A CORNER OF THE BUILDING; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 5.02 FEET TO A CORNER OF SAID BUILDING; THENCE EAST AT RIGHT ANGLES TO THE LAST T DESCRIBED COURSE BEING ALONG THE FACE OF A WALL OF SAID BUILDING AND ITS EXTENSION, A DISTANCE OF 8.40 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE SAID WALL FACE WITH AN INTERIOR WALL FACE OF SAID BUILDING; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 14.46 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE EAST DESCRIBED COURSE:, BEING ALONG THE INTERIOR FACE; OF SAID WALL, A DISTANCE OF 7.45 FEET TO A CORNER

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OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE EAST DESCRIBED COURSE;, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 6.65 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 7.45 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.89 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 62.15 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0312918046; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHTS AND USE TO P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON PLAT OF SURVEY TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0312918046