

UNOFFICIAL COPY

PROPER TITLE, LLC

PT 23-93216 1/2
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2322341260 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2023 11:58 AM Pg: 1 of 2

Dec ID 20230701675682
ST/CO Stamp 0-948-416-976 ST Tax \$285.00 CO Tax \$142.50
City Stamp 0-687-976-912 City Tax: \$2,992.50

Proper Title File Number: PT23-93216

THE GRANTORS, DANIEL TULCHINSKY AND HANNAH A. TULCHINSKY, husband and wife, as Tenants by the Entirety, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS in hand paid, convey and warrant to DENNIS SUN, of 848 W Sheridan Rd apt 2R Chicago, IL 60613, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*AN UNMARRIED MAN

Unit Number 2C in Andersonville Arbor Condominium as delineated on a survey of the following described real estate:

Lots 1 and 2 and the North 10 feet of Lot 3 in the Resubdivision of that part of the South 1/2 of the Southwest 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning in the North line of said South 1/2, 1188.37 feet West of the East Line of Said 1/4 Section; thence West along the North line of said South 1/2, 338 feet; thence Southeasterly parallel to center of Green Bay Road, 309 feet more or less, to a point in a line parallel to and 62 rods and 0.7 of a foot North of the South Line of said Section (measured along center of Green Bay Road); thence East along said parallel line 338 feet; thence Northwesterly in a direct line to the place of beginning, (except the North 33 feet of said tract taken for Argyle Street), which survey is attached as Exhibit "D" to the Declaration of Condominium recorded June 28, 2001 as document number 0010572572, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 14-08-314-014-1008

Address of Real Estate: 1357 W. Argyle Street, Unit 2C, Chicago, IL 60640

SUBJECT TO: General real estate taxes for 2022 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

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

Dated this 18th day of July, 2023

Daniel F. Tulchinsky
Daniel Tulchinsky

Hannah A. Tulchinsky
Hannah A. Tulchinsky

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DANIEL TULCHINSKY AND HANNAH A. TULCHINSKY, 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 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 18th day of July 2023

[Signature]
(Notary Public)



This instrument was prepared by:
Melissa Tannehill
Tannehill Law, LLC
17 E. Monroe, Suite 230
Chicago, IL 60603

Send subsequent tax bills to:
Dennis Sun
1357 W. Argyle Street
Unit 2C
Chicago, IL 60640

Mail Recorded Instrument to:
Dennis Sun
1357 W. Argyle Street
Unit 2C
Chicago, IL 60640