

UNOFFICIAL COPY

Doc#: 2324213250 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2023 11:51 AM Pg: 1 of 3

Dec ID 20230701676004
ST/CO Stamp 0-191-388-112 ST Tax \$445.00 CO Tax \$222.50
City Stamp 0-655-448-528 City Tax: \$4,672.50

WARRANTY DEED ILLINOIS STATUTORY

P173-94003

1/2

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTORS Barry Croke and Emily A. Croke, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Zachery Everhart and Valerie Tu, as Joint Tenants, of CHICAGO, ILLINOIS, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 11-29-101-033-1139

Property Address: 7766 N. Sheridan Rd., Unit 5, Chicago, IL 60626

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,

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

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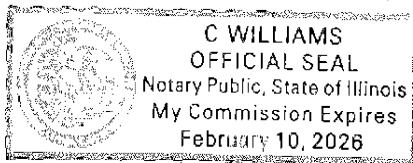
Dated this 26 day of July, 2023.

Barry Croke (Seal) Emily A. Croke (Seal)
 Barry Croke Emily A. Croke

STATE OF ILLINOIS)
) SS,
 COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barry Croke and Emily A. Croke 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 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 notary seal, this 26 day of July, 2023.



C. Williams
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:

Zachery Everhart & Valerie Tu
7766 N. Sheridan Rd., Unit 5
Chicago, IL 60626

SEND SUBSEQUENT TAX BILLS TO:

Zachery Everhart & Valerie Tu
7766 N. Sheridan Rd., Unit 5
Chicago, IL 60626

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EXHIBIT "A"

Parcel 1:

Unit 5 in the Lakeview Pointe Condominium Condominium, as delineated on a Survey of the following described real estate:

Lots 1 to 7 inclusive (except that part of Lot 7 described as follows: Commencing at the Southwest corner of said Lot 7; thence East 51.94 feet; thence North to a point on the North Line of said Lot 7, 38.61 feet, East of the Northwest corner thereof; thence West to the Northwest corner thereof; thence South on the West Line of said Lot to the point of beginning), in Ferguson's Birch Park Addition to Evanston, being a Subdivision of Lots 44 to 46 in Lowenmeyer's Lakeside Terrace Addition to Evanston, also of Lots 1, 2 (except the West 20 feet of said Lot 2) in Block 1 in Ferguson's Birchwood Addition to Evanston, also the vacated part of Sheridan Road described as follows: Commencing at the Southeast corner of Lot 1 in Block 1 in Ferguson's Birchwood Addition to Evanston; thence Northeasterly in a straight line to the Southwest corner of Lot 44 in Lowenmeyer's Lakeside Terrace Addition to Evanston; thence Northerly along the West Line of said Lot 44 to the Northwest corner thereof; thence West in a straight line to the Northeast corner of Lot 2 in Block 1 in Ferguson's Birchwood Addition to Evanston; thence Southeasterly in a straight line to the point of beginning all in the Northwest 1/4 of Section 29, Township 41 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

Parcel 2:

That part of Lot 7 in Ferguson Birch Park Addition to Evanston described as follows: Commencing at the Southwest corner of said Lot 7; thence East 51.94 feet; thence Northerly on a straight line to a point on the North Line of said Lot 7, 38.61 feet East of the Northwest corner of said Lot; thence West to the Northwest corner of said Lot; thence South along the West Line of said Lot to the point of beginning; in the Northwest 1/4 of Section 29, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

All that part of the East-West 16 foot vacated alley, lying North of the North Line of Lots 1 to 7, both inclusive, in Ferguson's Birch Park Addition to Evanston, aforesaid, which lies West of the West Line of N. Sheridan Road extended North and East of the West Line of Lot 7, extended North, in Ferguson's Birch Park Addition to Evanston;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 0030097477, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.