

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
1 of 1 AP23 04514



Doc# 2324215046 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/30/2023 03:51 PM PG: 1 OF 4

THE GRANTOR, James York, ~~a married man~~ <sup>a single man</sup>, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to John Hendrickson, ~~an married man~~, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

~~a married man~~ <sup>a married man</sup>

See EXHIBIT "A" incorporated herein.

**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 or unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet 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.

Permanent Real Estate Index Number(s): 17-08-450-022-1004; 17-08-450-022-1027

Address(es) of Real Estate: 11 N Green St Unit 2D Chicago, IL 60607

Dated this 11th day of AUG 2023

JAMES YORK

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **James York**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 11th day of AUG 2023.

Please See  
Attachment

(Notary Public)

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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of Los Angeles }  
 On 8-11-2023 before me, Manouchehr Kamrani  
Date Here Insert Name and Title of the Officer  
 personally appeared James York  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
 Signature of Notary Public

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_  
 Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
 Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____


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**Prepared By:** Frank W. Jaffe  
Jaffe & Berlin, LLC  
111 W. Washington St., Suite 900  
Chicago, IL 60602

**Mail To:**  
Mr. Jonathan M. Avera  
Law Offices of Jonathan M. Avera, LTD  
25 W Randolph St  
Suite 1001  
Chicago, IL 60601

Mr. John Hendrickson  
11 N. Green St. Unit 2D  
Chicago, IL 60607

**Name & Address of Taxpayer:**  
Mr. John Hendrickson  
11 N Green St Unit 2D  
Chicago, IL 60607

REAL ESTATE TRANSFER TAX		30-Aug-2023
	CHICAGO:	6,600.00
	CTA:	2,640.00
	<b>TOTAL:</b>	<b>9,240.00 *</b>

REAL ESTATE TRANSFER TAX		30-Aug-2023
	COUNTY:	440.00
	ILLINOIS:	880.00
	<b>TOTAL:</b>	<b>1,320.00</b>

17-08-450-022-1004 | 20230801600248 | 2-019-677-648

17-08-450-022-1004 | 20230801600248 | 2-038-158-800

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT "A"

UNIT 2-D AND P-15 IN 11 NORTH GREEN STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 13 IN BLOCK 54 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95333833, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, LAKE COUNTY, ILLINOIS.

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