

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2325546257 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/12/2023 02:51 PM Pg: 1 of 4

### RETURN TO:

Tourmier Law Firm  
2001 Midwest Rd, #206  
Oakbrook, IL 60523

Dec ID 20230701684263  
ST/CO Stamp 1-810-016-720 ST Tax \$315.00 CO Tax \$157.50  
City Stamp 0-691-038-672 City Tax: \$3,307.50

### SEND TAX BILLS TO:

**Brandon Mitchell and Jacqueline O'Brien**  
**3100 N. Lake Shore Dr. Unit 1301**  
**Chicago, IL 60657**

THE GRANTOR(S) **James D. Snyder and Linda R. Snyder**, as husband and wife, of **Chicago**, County of **Cook**, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

**Brandon Mitchell and Jacqueline O'Brien**

Strike Inapplicable:

- ~~a) As Tenants in Common~~
- b) Not in Tenancy in Common, but in Joint Tenancy
- ~~c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- ~~d) As an Individual~~

The following described real estate situated in the County of **Cook** in the State of Illinois, to wit:

**LEGAL DESCRIPTION: SEE ATTACHED**

**PERMANENT INDEX NUMBER: 14-28-201-015-1012**

**PROPERTY ADDRESS: 3100 North Lake Shore Drive, Unit 1301, Chicago, Illinois 60657**

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

*\*Signature and Notary Page Attached\**

REAL ESTATE TRANSFER TAX	01-Aug-2023
COUNTY:	157.50
ILLINOIS:	315.00
<b>TOTAL:</b>	<b>472.50</b>

14-28-201-015-1012 | 20230701684263 | 1-810-016-720

REAL ESTATE TRANSFER TAX	02-Aug-2023
CHICAGO:	2,362.50
CTA:	945.00
<b>TOTAL:</b>	<b>3,307.50</b>

14-28-201-015-1012 | 20230701684263 | 0-691-038-672  
\* Total does not include any applicable penalty or interest due.

BW23066254 10 of 4

# UNOFFICIAL COPY

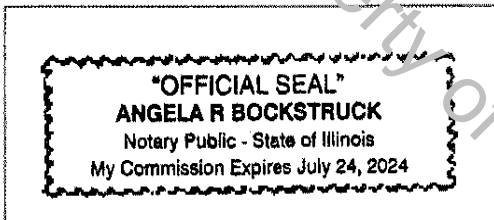
Dated this 24th day of July, 2023.

James D. Snyder (SEAL)  
**James D. Snyder**

Linda R. Snyder (SEAL)  
**Linda R. Snyder**

STATE OF ILLINOIS } ss.  
County of }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **James D. Snyder and Linda R. Snyder**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 24th day of July, 2023.

NOTARY SEAL

Angela R. Bockstruck  
NOTARY PUBLIC

My commission expires on July 24, 2024

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski  
**JMC Law Group**  
111 W. Washington Street, Suite 1500  
Chicago, Illinois 60602  
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 3-45,  
PROPERTY TAX CODE \_\_\_\_\_  
DATE: \_\_\_\_\_

Signature of Buyer, Seller or Representative

# UNOFFICIAL COPY

habe hsempreemg

UNIT NUMBER 1301, IN THE 3100 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 AND ACCRETIONS THERETO OF LAKE FRONT ADDITION BEING A SUBDIVISION OF SUBLOT 1 (EXCEPT THE SOUTH 33 FEET THEREOF) OF THE ASSESSOR'S SUBDIVISION OF LOTS 1 AND 2 OF THE CITY OF CHICAGO'S SUBDIVISION OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WESTERLY LINE OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24999699 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN: 14-28-201-015-1012

For Informational Purposes only: 3100 North Lake Shore Drive, Unit 1301, Chicago, IL 60657

Mail to: Harry J Fournier Fournier Law Firm LTD 2001 Midwest Rd STE 206 Oak Brook, IL 60523

Prepared by: : Harry J Fournier Fournier Law Firm LTD 2001 Midwest Rd STE 206 Oak Brook, IL 6052

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

UNIT NUMBER 1301, IN THE 3100 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 AND ACCRETIONS THERETO OF LAKE FRONT ADDITION BEING A SUBDIVISION OF SUBLOT 1 (EXCEPT THE SOUTH 33 FEET THEREOF) OF THE ASSESSOR'S SUBDIVISION OF LOTS 1 AND 2 OF THE CITY OF CHICAGO'S SUBDIVISION OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WESTERLY LINE OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24999699 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN: 14-28-201-015-1012

For Informational Purposes only: 3100 North Lake Shore Drive, Unit 1301, Chicago, IL 60657

Mail to: Harry J Fournier Fournier Law Firm LTD 2001 Midwest Rd STE 206 Oak Brook, IL 60523

Prepared by: : Harry J Fournier Fournier Law Firm LTD 2001 Midwest Rd STE 206 Oak Brook, IL 6052

BW 03006054 3884

Proprietor of Cook County Clerk's Office