

UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED
BY:

Forde & O'Meara LLP
Lisa J. Saul, Esq.
191 N Wacker Dr, Suite 3100
Chicago, Illinois 60606

Doc#: 2325713153 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2023 09:37 AM Pg: 1 of 4

Dec ID 20230901619892
ST/CO Stamp 0-862-604-752 ST Tax \$505.00 CO Tax \$252.50
City Stamp 1-862-708-688 City Tax: \$5,302.50

Chicago Title

2305c907119 LT 1/1
WARRANTY DEED

THIS INDENTURE is made as of this 7th day of September, 2023 by and between **Deanna Laidler, unmarried**, of the City of Chicago, State of Illinois ("Grantor"), and **The Nicols Family Revocable Living Trust**, of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

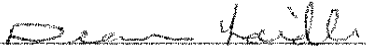
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax Number: 13-13-232-033-1005
Address of Real Estate: 4444 North Campbell Avenue, Unit 2S, Chicago, IL 60625

SIGNATURE PAGE FOLLOWS

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 7 day of September, 2023.


Deanna Laidler

REAL ESTATE TRANSFER TAX 08-Sep-2023



COUNTY: 252.50
ILLINOIS: 505.00
TOTAL: 757.50

13-13-232-033-1005 | 20230901619892 | 0-862-604-752

REAL ESTATE TRANSFER TAX 11-Sep-2023



CHICAGO: 3,787.50
CTA: 1,515.00
TOTAL: 5,302.50 *

13-13-232-033-1005 | 20230901619892 | 1-862-708-688

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

Property Of Cook County Clerk's Office

UNOFFICIAL COPY

State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deanna Laidler, 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 this 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.

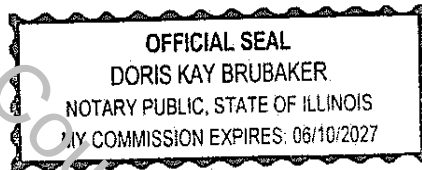
GIVEN under my hand and official seal, this 7 day of September, 2023.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Nicols
4444 N Campbell Ave, Unit 2S
Chicago IL 60625



After Recording Return To:

Harley B. Rosenthal
Rosenthal Law Group LLC
3700 W Devon Ave, Ste E
Lincolnwood IL 60712

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 23GSC907119LT

For APN/Parcel ID(s): 13-13-232-033-1005

PARCEL 1: UNIT 2S IN THE RAVEN'S EDGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4 AND 5 IN BLOCK 16 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 33 FEET THEREOF) LYING SOUTH OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY'S RIGHT OF WAY OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY REAL CONCORD, INC., RECORDED MARCH 27, 1995, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 95204578 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER G2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95204578.

Office of Cook County Clerk's Office