

UNOFFICIAL COPY

P723-00220P 1/1
WARRANTY DEED

Doc#: 2330541118 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2023 01:27 PM Pg: 1 of 3

This instrument prepared by:
Jeffrey Sanchez
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603

Dec ID 20230901637919
ST/CO Stamp 0-006-140-880 ST Tax \$277.50 CO Tax \$138.75
City Stamp 2-141-041-616 City Tax: \$2,913.75

Mail to:
Lee T. Virtel
Antonopoulos & Virtel, P.C.
15419 127th St, Ste 100
Lemont, IL 60439

Name and Address of Taxpayer:
Neil S. Rogers
Patricia M. Rogers
1460 N Sandburg Terrace, Unit 1808
Chicago, IL 60610

The Grantor(s) **John Burcher, a single man**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

Neil S. Rogers and Patricia M. Rogers, as Co-Trustees under the Rogers Family Trust Dated July 10, 2020

Grantee(s), of the Village of Lemont, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

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 and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

TO HAVE AND TO HOLD said premises, forever.


PROPER TITLE, LLC

Permanent Index Number(s): 17-04-207-086-1203

Address of the Real Estate: 1460 N Sandburg Terrace, Unit ^{1808A}~~1808~~, Chicago, IL 60610

UNOFFICIAL COPY

Dated this 25 day of September, 2023.


John Burcher

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 **John Burcher, a single man**, 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 he signed, sealed and delivered this 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 25th day of September, 2023.




NOTARY PUBLIC

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

of premises commonly known as:

1460 N Sandburg Terrace, Unit ^{1808A}~~1808~~, Chicago, IL 60610

PIN # 17-04-207-086-1203

THE LAND IS DESCRIBED AS FOLLOWS:

UNIT 1808-A IN THE CARL SANDBURG VILLAGE CONDOMINIUM NO. 2; AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PORTION OF LOT 5 IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 25032909; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office