

UNOFFICIAL COPY**WARRANTY DEED**

Doc#: 2331341262 Fee: \$107.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 11/09/2023 03:23 PM Pg: 1 of 2

Dec ID 20231101667487
 ST/CO Stamp 0-659-838-928 ST Tax \$422.00 CO Tax \$211.00
 City Stamp 2-121-160-656 City Tax: \$4,431.00

THE GRANTORS, Mitch Lor-Fair and Huneth Lor-Fair, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to **Raymond Shipley** of 1045 Sheridan Road, Winnetka, Illinois 60093, in the following described Real Estate situated in Cook County, Illinois, commonly known as 530 North Lake Shore Drive, Unit 1902, Chicago, IL 60611, legally described as:

Situated in the County of Cook, State of Illinois, to wit:

Unit 1902 in 530 Lake Shore Drive Condominium, as delineated on a survey of a parcel of land comprised of:

The East 1/2 of Lot 43 in Circuit Court Partition of the Ogden Estates Subdivision of part of Blocks 20, 31 and 32 in Kinzie Addition to Chicago in the North 1/2 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County Illinois; and Lot 44 in Circuit Court Partition of Ogden Estates Subdivision of part of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in the North 1/2 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, except that part thereof described as follows:

Beginning at the Southeast corner of said Lot 44;

Thence West along the South line of said lot a distance of 109.149 feet;

Thence Northeasterly along a straight line which forms an angle of 30 degrees 02 minutes 48 seconds, as measured from the East to the Northeast from the last described line, a distance of 24.355 feet;

Thence East along a straight line, which forms an angle of 150 degrees measured from the Southwest through the South and East to the Northeast from the last described line, a distance of 29.887 feet to a point of curve;

Thence Northeasterly along a curve concave to the Northwest and having a radius of 25.633 feet an arc distance of 36.567 to a point of tangency;

Thence Northeasterly along a straight line a distance of 75.639 feet to a point on the North line of said lot, said point being 22.056 feet West of the Northeast corner of said lot;

Thence East along said North line a distance of 22.056 feet West of the Northeast corner of said lot;

Thence East along said North line a distance of 22.056 feet to the Northeast corner of said lot;

Thence South along the East line of said lot to the point of beginning, in Cook County, Illinois;

Which survey is attached as Exhibit "D" to the Declaration of Condominium Ownership for 530 Lake Shore Drive Condominium recorded July 31, 2003 as Document 0321245006, as amended from time to time, together with its undivided percentage interest in the common elements.

UNOFFICIAL COPY

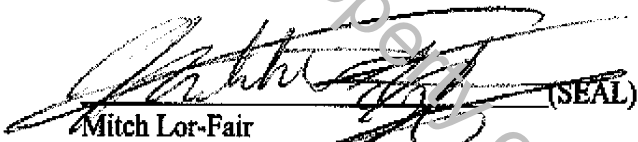
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2023 and subsequent years.

Permanent Index Number (PIN): 17-10-211-024-1097

Address(es) of Real Estate: 530 North Lake Shore Drive, Unit 1902, Chicago, IL 60611

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

Dated this 03 day of November, 2023

 (SEAL)
Mitch Lor-Fair

 (SEAL)
Huneth Lor-Fair

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 Mitch Lor-Fair and Huneth Lor-Fair personally known to me to be the same persons whose names subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 3rd day of November, 2023.




NOTARY PUBLIC

Commission expires _____

This instrument was prepared by: Robert DiSilvestro and Associates, 5231 N. Harlem Avenue, Chicago, Illinois 60656

MAIL TO:

Kelli A. Fogarty RAYMOND SHIPLEY
Fogarty & Fugate 1045 SHERIDAN RD
203 N. LaSalle St., #2100 WINNETKA, ILL
Chicago, IL 60601 60093

SEND SUBSEQUENT TAX BILLS TO:

Raymond Shipley
530 North Lake Shore Drive 1045 Sheridan Road
Unit 1902 WILM Winnetka, IL
Chicago, IL 60611 60093

REAL ESTATE TRANSFER TAX		07-Nov-2023
COUNTY:	ILLINOIS	211.00
TOTAL:		422.00
		633.00

17-10-211-024-1097 | 20231101667487 | 0-659-838-828

REAL ESTATE TRANSFER TAX		07-Nov-2023
CHICAGO:		3,165.00
CTA:		1,266.00
TOTAL:		4,431.00 *

17-10-211-024-1087 | 20231101667487 | 2-121-160-656
* Total does not include any applicable penalty or interest due.