

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY

TENANTS BY THE ENTIRETY

Doc#: 2332606182 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/22/2023 11:25 AM Pg: 1 of 3

Dec ID 20231101675332  
ST/CO Stamp 1-521-938-384 ST Tax \$725.00 CO Tax \$362.50  
City Stamp 0-448-196-560 City Tax: \$7,612.50

**FIRST AMERICAN TITLE**  
FILE # FATIC No.: 3167281

THE GRANTOR(S) **RYAN SCHRAIER** and **STEPHANIE SCHRAIER**, AS CO-TRUSTEES OF THE **SCHRAIER LIVING TRUST, U/A DATED AUGUST 30, 2022**, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **DANIEL MURRAY** and **JESSICA MURRAY**, husband and wife, of CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: General taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

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

TO HAVE AND TO HOLD said premises as husband and wife, as Tenants By The Entirety forever.

Permanent Real Estate Index Number(s): **13-36-108-072-1001**

Address(es) of Real Estate: **3049 WEST LYNDALE STREET, UNIT ONE  
CHICAGO, ILLINOIS 60647**

Dated this 27<sup>th</sup> day of October, 2023

*Ryan Schraier*

**RYAN SCHRAIER, As Co-Trustee Of  
THE SCHRAIER LIVING TRUST, U/A DATED AUGUST 30, 2022**

*Stephanie Schraier*  
**STEPHANIE SCHRAIER, As Co-Trustee Of  
THE SCHRAIER LIVING TRUST, U/A DATED AUGUST 30, 2022**



First American  
Title Insurance Company

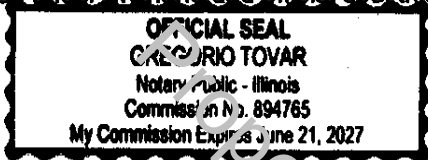
Warranty Deed – Tenants by the Entirety

# UNOFFICIAL COPY

STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **RYAN SCHRAIER**, 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 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 27 day of Oct., 2023.



*[Signature]*  
\_\_\_\_\_  
Notary Public

STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **STEPHANIE SCHRAIER**, 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 she signed, sealed and delivered the said instrument as her 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 27 day of Oct., 2023.



*[Signature]*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Novit and Novit, LLC  
100 N. LaSalle Street  
Suite 1700  
Chicago, IL 60602

Mail to:  
Barbara Law Group  
c/o Deanna Barbara  
9760 S. Roberts Rd. #2A  
Palos Hills, IL 60465  
Name and Address of Taxpayer:

Danny and Jessica Murray  
3049 W. Lyndale St., Unit #1  
Chicago, IL 60647

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## Exhibit "A" – Legal Description

**PARCEL 1:** UNIT 1 IN THE 3049 WEST LYNDALE CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 10 IN BLOCK 4 IN JOHN JOHNSTON JR.'S SUBDIVISION OF THE 9 ACRES IN THE NORTHWEST OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 9, 2018, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 1819034055, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND GARAGE ROOFTOP GR-1, LIMITED COMMON ELEMENTS ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 1, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSOR AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Office of Cook County Clerk's Office

