

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2334041076 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/06/2023 10:55 AM Pg: 1 of 2

Dec ID 20231201686038
ST/CO Stamp 1-504-395-216 ST Tax \$150.00 CO Tax \$75.00
City Stamp 0-285-163-472 City Tax: \$1,575.00

Above Space for Recorder's Use Only

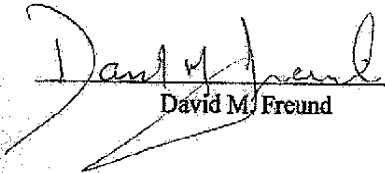
THE GRANTOR(S) David M Freund of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) *Steven A Felsenthal of 1000 N. Lake Shore Plaza, Unit 26A, Chicago, IL 60611 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. ** ** Steven A. Felsenthal, not individually, but as Trustee of the Steven A. Felsenthal Living Trust u/s/d January 12, 1981, as amended

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-03-222-023-1187

Address(es) of Real Estate: 260 E Chestnut Street, Unit 1805 Chicago Cook Illinois 60611

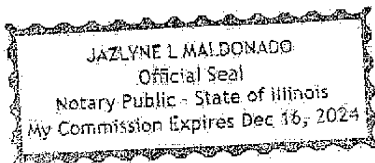
The date of this deed of conveyance is ^{11/06/2023} 11/17/2023.



David M. Freund

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David M. Freund personally known to me to be the same person(s) whose name(s) 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 said 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 official seal 11/06/2023.





Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 260 E Chestnut St Unit 1805
Chicago, Illinois 60611

Legal Description:

UNIT NUMBER 1805 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY (HEREINAFTER REFERRED TO AS PARCEL): ALL OF LOTS 2 AND 3 AND THAT PART OF LOT 1 LYING WEST OF A LINE 12 FEET EAST OF AND PARALLEL TO THE MOST WESTERLY LINE OF SAID LOT 1, AND SAID MOST WESTERLY LINE EXTENDED, AND ALL OF LOTS 37, 38, 39, 40, 41 AND 42 (EXCEPT THE EAST 33 FEET OF SAID LOT 42) IN LAKE SHORE DRIVE ADDITION TO CHICAGO A SUBDIVISION OF PART OF BLOCKS 14 TO 20 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR PLAZA ON DEWITT CONDOMINIUM ASSOCIATION DATED SEPTEMBER 12, 1975 AND RECORDED SEPTEMBER 17, 1975 AS DOCUMENT NUMBER 23225147 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND ORDSTATSPACE COMPRISING ALL THE UNITS) IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:
Staci R. Rhoads, Esq.
4018 N. Lincoln Avenue
Chicago 60618

Send subsequent tax bills to:
Steven A Felsenthal
~~260 E Chestnut St Unit 1805~~
~~Chicago Cook Illinois 60611~~
1000 N. Lake Shore Plaza
#26A
Chicago IL 60611

Mail recorded document to:
Steven A Felsenthal
~~260 E Chestnut St Unit 1805 Chicago~~
~~Cook Illinois 60611~~
1000 N. Lake Shore Plaza
#26A
Chicago IL 60611