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Doc#: 2334106051 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2023 09:42 AM Pg: 1 of 3

Dec ID 20231201686951
ST/CO Stamp 1-797-029-840 ST Tax \$507.50 CO Tax \$253.75
City Stamp 0-723-288-016 City Tax: \$5,328.75

--- Above Space For Recorder's Use ---

Warranty Deed

Grantors, **JEREMY GWYNNE** and **LISA GWYNNE (f/k/a Lisa A. Johnson)**, married to each other, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, CONVEY AND WARRANT to Grantee, **CHRISTINE KOTTIS**, a(n) ^{Woman} ~~Woman~~ woman, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIBED ATTACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes for 2023 and subsequent years; ~~(b) zoning and building laws and ordinances;~~ (c) building lines and public utility and drainage easements of record; (d) covenants, conditions and restrictions of record; ~~and (e) acts done or suffered by Grantee.~~ ^{provided they do not interfere with the current use and enjoyment of the real estate}

PIN #: 14-20-423-044-1001

Address of Real Estate: 3255 N. Seminary Ave., ^{Apt.} Unit A, Chicago, IL 60657

Dated as of the 28th day of November, 2023.


Jeremy Gwynne


Lisa Gwynne (f/k/a Lisa A. Johnson)

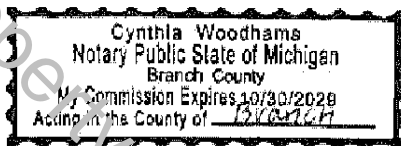
233496078-IL-1052

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State of Michigan)
) SS:
County of Branch)

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Jeremy Gwynne, 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.

GIVEN under my hand and official seal, this 22 day of November, 2023.

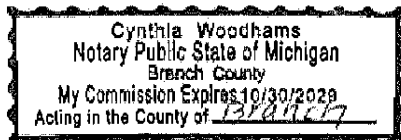


Cynthia Woodhams
Notary Public

State of Michigan)
) SS:
County of Branch)

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Lisa Gwynne (f/k/a Lisa A. Johnson), 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.

GIVEN under my hand and official seal, this 22 day of November, 2023.



Cynthia Woodhams
Notary Public

Mail & to: Anthony Nicpon, Esq. Niepon Law, LLC 6650 N Northwest Hwy Suite 207 Chicago, Illinois 60634-1363 <i>Christine Kottis</i> <i>3255 N. Seminary</i> <i>Unit A</i> <i>Chicago IL</i> <i>60657</i>	Send Tax Bills to: Christine Kottis 3255 N. Seminary Ave., Unit A Chicago, IL 60657
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Document Prepared by:

Joel Feldman
311 North Aberdeen, 3rd Floor
Chicago, Illinois 60607

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File No : 23896078-IL

EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

PARCEL 1:

UNIT NUMBER 3255-'A' IN LAKEVIEW TERRACE TOWNHOUSE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2 AND 3 IN BLOCK 6 IN BAXTER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 11, 1988 AS DOCUMENT 88301845 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PATIO AREA, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88301845.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF A PARKING SPACE, A LIMITED COMMON ELEMENT, AS DESCRIBED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88301845.

Commonly Known As: 3255 N. Seminary Ave., Apt. A, Chicago, IL 60657

Parcel Identification Number: 14-20-423-044-1001

ATA NATIONAL TITLE GROUP, LLC
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