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Doc#: 2336006086 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/26/2023 10:03 AM Pg: 1 of 3

Dec ID 20231001654248
ST/CO Stamp 0-429-006-896 ST Tax \$718.00 CO Tax \$359.00
City Stamp 1-628-807-216 City Tax: \$7,539.00

WARRANTY DEED
ILLINOIS STATUTORY

PT23-93768FA 1/3

THE GRANTORS, JANET E. HENDERSON, an unmarried woman, and DEBORAH MELESIO, an unmarried woman, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to JEFFREY A. ROUSE and ERIC SKINNER, ~~unmarried~~, AS Joint Tenants of 3750 N Lake Shore Dr. Chicago, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

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, condominium declaration and bylaws, if any, and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 14-21-106-046-1048 and 14-21-106-046-1109
Address(es) of Real Estate: 3740 N. LAKE SHORE DR. #10A & G48, CHICAGO, IL 60613

Dated this 14th day of November, 2023.

Janet E. Henderson
JANET E. HENDERSON

Deborah Melesio
DEBORAH MELESIO

PROPER TITLE, LLC

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STATE OF ILLINOIS, COUNTY OF Cook _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JANET E. HENDERSON and DEBORAH MELESIO personally known to me to be the same persons whose names are subscribed to 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 14 day of November, 20 23.



[Signature] (Notary Public)

Prepared by:
LAW OFFICES OF JONATHAN M. AVEN
25 W. RANDOLPH ST. #1001
CHICAGO, IL 60601

Mail to:
Mrs. JUDY DEANGELIS
ATTORNEY AT LAW
767 WALTON LANE
GRAYSLAKE, IL 60030

Name and Address of Taxpayer:
JEFFREY A. ROUSE and ERIC SKINNER
3740 N. LAKE SHORE DR. #10A & G48
CHICAGO, IL 60613

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EXHIBIT "A" / LEGAL DESCRIPTION

Unit 3740-10-A and G-48 in the 3730-3740 Lake Shore Drive Condominium as delineated on Plat of survey of the following described parcel of real estate (hereinafter referred to as parcel):

Lots 1, 2 and 3 in Owner's Division of Lot 4 and part of Lots 3 and 12, all in Block 6, together with a parcel of land adjoining said Lots 3 and 4, in Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37, all inclusive, in Pine Grove, in Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded December 1, 1925 as document 9111941, in Cook County, Illinois and Lots 6 and 7, in the Resubdivision of Lots 1, 2, 3 and 4 in P. N. Kohlsaaf's new Subdivision in Pine Grove in Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as exhibit 'C' to Declaration of Condominium ownership made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee Under Trust Agreement dated May 19, 1977 and known as trust number 40571, and recorded in the office of the recorder of Deeds of Cook County, Illinois, as document number 24075770, amended by amended and restated declaration of Condominium ownership recorded June 16, 2005 as Document No. 0516719064, and as further amended from time to time, together with its undivided percentage interest in the common elements.

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