

UNOFFICIAL COPY

Doc#: 2336006227 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/26/2023 12:14 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20231201697132
ST/CO Stamp 0-036-302-896 ST Tax \$215.00 CO Tax \$107.50
City Stamp 2-083-123-248 City Tax: \$2,257.50

Return to:

Erwin Law
4043 N. Ravenswood Avenue, Suite 208
Chicago, IL 60613

Mail Tax Bills to:

JOHN AMICI
3900 W. Bryn Mawr Avenue #301
Chicago, IL 60659

236MW870081PK 10/1

THE GRANTOR, **DENNIS J. BURMEISTER**, a single man, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to **JOHN AMICI, an unmarried man, of Chicago, Illinois** the following described real estate, which is situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT 301 IN CONSERVANCY AT NORTH PARK CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES: THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 833.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 06 MINUTES 24 SECONDS EAST ON THE EAST LINE OF SAID TRACT A DISTANCE OF 583 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 255.38 FEET; THENCE NORTH A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE 89.0 FEET; THENCE WEST 78.0 FEET, THENCE NORTH 10.0 FEET, THENCE WEST 48.0 FEET, THENCE SOUTH 20.0 FEET, THENCE WEST 78.0 FEET THENCE SOUTH 89 FEET THENCE EAST 204 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94923282 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 301 AND STORAGE SPACE 301, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94923282 PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94923280.

Commonly known as: 3900 W. Bryn Mawr Avenue, #301, Chicago, IL 60659
Permanent Index No. 13 02 300 005 1011

UNOFFICIAL COPY**Warranty deed, Page 2**

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

Subject to: Covenants, conditions and restrictions of record; Building Lines and Easements, if any, provided that they do not interfere with the current use and enjoyment of the real estate, General Taxes for 2023, and subsequent years.

TO HAVE AND TO HOLD the above granted premises unto the grantee forever.

Dated this 15th day of Dec., 2023.

Dennis J. Burmeister
DENNIS J. BURMEISTER

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person whose name is:

DENNIS J. BURMEISTER, a single man

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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15 day of Dec., 2023.

Barbara J. Leibrecht
 NOTARY PUBLIC

Prepared by:

Bonnie M. Keating
 Attorney at Law
 6230 N. Leona Avenue
 Chicago, IL 60646

