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CT 246 ST 3813 XCLL
WARRANTY DEED (10F2)
GENERAL

Doc# 2406729123 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 2

Dec ID 20240201627450

ST/Co Stamp 1-249-247-792 ST Tax \$469.00 CO Tax \$234.50

City Stamp 1-920-336-432 City Tax \$4,924.50

THE GRANTORS, **David Stone, a single man and Timothy Katello, a single man**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars (\$10.00) in hand paid, conveys and warrants to **Steve Migalski, a single man**, of 4300 N. Marine Drive, 201, Chicago, IL 60613, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 8A IN 3470 N. LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THAT PART OF THE SOUTHERLY 40 FEET OF LOT 37 LYING SOUTHWESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFROM THE WESTERLY 54.75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2: THE NORTHERLY 25 FEET MEASURED AT RIGHT ANGLES WITH NORTHERLY LINE THEREOF OF THE

FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT WITH THE WESTERLY LINE OF SHERIDAN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150 FEET; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT DISTANT 190 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG SOUTHERLY LINE OF SAID LOT, 150.84 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SHERIDAN ROAD, 298.95 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, RECORDED AS DOCUMENT 20446824 AND FILED AS DOCUMENT LR2380325 (EXCEPT THAT PART FALLING IN UNITS NO. 4A TO 27B AS SAID UNITS ARE DELINEATED ON SAID SURVEY) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. SUBJECT TO: General taxes for 2023 and subsequent years.


Permanent Real Estate Index Number: 14-21-306-038-1013.

Address of Real Estate: 3470 N. Lake Shore Drive, 8A, Chicago, IL 60657.

Dated this 1st day of February, 2024.



David Stone



Timothy Katello

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Stone a single man and Timothy Katello, a single man, personally known to me to be the 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 1st day of February, 2024.



Prepared By: Barry M. Rosenbloom
BARRY M. ROSENBLIOM, LTD.
1411 McHenry Road, Suite 125
Buffalo Grove, IL 60089

Mall To: Jeffrey S. Evans
Jeffrey S. Evans, P.C.
6767 N. Milwaukee Avenue, Suite 202
Niles, IL 60714

Name and Address of Taxpayer/Address of Property:
Steve Migalski
3470 N. Lake Shore Drive, 8A
Chicago, IL 60657