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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 2:47 PM Pg: 1 of 3

Dec ID 20240201643061

ST/Co Stamp 0-886-262-320 ST Tax \$799.00 CO Tax \$399.50

City Stamp 0-349-391-408 City Tax \$8,389.50

PT24-97732

112

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Nicholas Peacock and Julianne Kjolhede
3756 N. Sheffield Avenue, Unit 1N
Chicago, IL 60613

(The Above Space for Recorder's Use Only)

THE GRANTORS Nicholas Peacock and Julianne Kjolhede, a married couple, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to **Michael Cronin, an unmarried person, and Katherine Senk, an unmarried person, in Joint Tenancy with Right of Survivorship** of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-20-219-040-1004

Property Address: 3756 N. Sheffield Avenue, Unit 1N, Chicago, IL 60613

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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

PROPER TITLE, LLC

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Dated this 24th day of February 2024.

Nicholas Peacock
Nicholas Peacock

Julianne Kjolhede
Julianne Kjolhede

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicholas Peacock and Julianne Kjolhede 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 in the 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 notarial seal, this 24 day of February 2024.



Sandra Gates
Notary Public

THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

Katherine Senk
3756 N. Sheffield Avenue, Unit 1N
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Katherine Senk
3756 N. Sheffield Avenue, Unit 1N
Chicago, IL 60613

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EXHIBIT A - LEGAL DESCRIPTION

Unit No. 1-3756 in the 3752-56 North Sheffield Condominium as delineated on a survey of the following described real estate:

The North 12 1/2 feet of Lot 37 and all of Lot 38 in Block 4 in Buckingham's Second Addition of Lakeview in the North East 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 as document number 25722163 and as amended or may be amended from time to time, together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office