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Doc#: 2406822087 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 12:00 AM Pg: 1 of 2

Doc ID 20240201633383

ST/Co Stamp 0-807-799-344 ST Tax \$245.00 CO Tax \$122.50

City Stamp 2-022-738-480 City Tax \$2,572.50

24/GS#175449PK (11)

WARRANTY DEED

Limited Liability Company to Individual

THE GRANTOR

K3 Properties LLC
6864 N. Ottawa
Chicago, IL 60631

(The Above Space for Recorder's Use Only)

a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to **THE GRANTEE**

Barbara A. O'Sullivan
2626 N. Lakeview Avenue, #506
Chicago, IL 60614

as an Individual, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See next page for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2023 and subsequent years which are not yet due and payable; building setback lines, if any; easements for public utilities, if any; terms, covenants, conditions, and restrictions of record, if any.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Sole Managing Member DATED this 27th day of February, 2024.

K3 Properties LLC

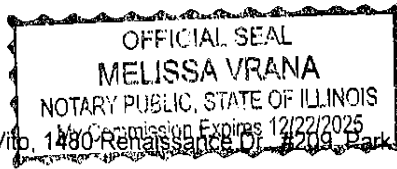
By: [Signature]
John Kutasi, Sole Managing Member

Property Index Number (PIN): **14-21-111-007-1521**
Address of Real Estate: **3550 North Lake Shore Drive, #2019, Chicago, IL 60657**

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that *John Kutasi*, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of February, 2024
[Signature] Commission expires 12/28 20 25
NOTARY PUBLIC



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Legal Description of Property

Commonly Known As:
3550 North Lake Shore Drive, #2019
Chicago, IL 60657

UNIT NUMBER 2019 IN 3550 IN LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF LOT 1 IN BLOCK 1 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, INCLUSIVE, AND LOTS 33 TO 37, INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEY IN SAID BLOCK AND THE TRACT OF LAND LYING EASTERLY OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THE WESTERLY LINE OF NORTH SHORE DRIVE (EXCEPTING STREET PREVIOUSLY DEDICATED), IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS 'PARCEL'),

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1974 AND KNOWN AS TRUST NUMBER 32679, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24132761, AND AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Mail To:

Darren Perconte, Esq.
Migdal Law Group, LLP
29 E. Madison Street, Suite 1200A
Chicago, Illinois 60602

Mail Tax Bill to:

Barbara A. O'Sullivan
3550 N. Lake Shore Drive, #2019
Chicago, Illinois 60657