

# UNOFFICIAL COPY

PG 24-97695.1 2/3

## WARRANTY DEED ILLINOIS STATUTORY

Doc# 2406828128 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 1:00 PM Pg: 1 of 3

Dec ID 20240201631510

ST/Co Stamp 1-880-967-728 ST Tax \$325.00 CO Tax \$162.50

City Stamp 1-416-055-344 City Tax \$3,412.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Jane Lin, a widow, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Timothy Daniel Baker a single man person and Giacomo Antonio Allocca, a single man person of 811 W. Agitate Ave, #2101, Chicago, IL 60640, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: \* Joint tenants with right of survivorship

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-05-304-014-1012

Property Address: 1214 West Thorndale Avenue Unit 3, Chicago IL 60660

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 12 day of Feb., 2024.

Jane Lin, by E.L.R.  
as attorney in fact

(Seal)

Ernest L. Rose, as agent for Jane Lin


PROPER TITLE, LLC

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STATE OF IL )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ernest L. Rose, as agent for Jane Lin, 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 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 22 day of Feb, 2024.

  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY  
Ernest L. Rose, Drost, Kivlahan, McMahon & O'Connor, LLC  
11 S. Dunton Avenue  
Arlington Heights, IL 60005

MAIL TO:

Olga Groat  
6650 North Le Mai Avenue  
Lincolnwood, IL 60712

SEND SUBSEQUENT TAX BILLS TO:

Timothy Daniel Baker  
1214 West Thorndale Avenue Unit 3  
Chicago, IL 60660

Timothy Baker  
1214 W. Thorndale Ave, #3  
Chicago, IL 60660

Property of Cook County Clerk's Office

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## Exhibit A

UNIT NUMBER 1214-3 IN MANORS ON MAGNOLIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRBED REAL ESTATE:

PARCEL 1:

LOT 2 IN BLOCK 1 IN ROSEDALE ADDITION TO EDGEWATER BEING A SUBDIVISION OF THE EAST OF THE SOUTHWEST 1/4 OF SECTION 5. TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THFD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 10 (EXCEPT THE NORTH 8 1/3 FEET THEREOF) IN FISCHER'S SUBDIVISION OF THE NORTH 16 RODS OF THE EAST 40 RODS OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636345060 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

14-05-304-014-1012

Property of Cook County Clerk's Office