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WARRANTY DEED Illinois

Doc#: 2409620080 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/5/2024 9:59 AM Pg: 1 of 3

Dec ID 20240401670415
ST/Co Stamp 0-483-855-920 ST Tax \$732.00 CO Tax \$366.00
City Stamp 1-844-481-584 City Tax \$7,686.00

(ct) 1 of 1
24600034346PK

Above Space for Recorder's Use Only

THE GRANTOR GEORGE R. ROSS, *married to HANNA ROSS, of 2946 North Sheffield Avenue, #4S, Chicago, Illinois 60657, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to JORDAN E. TUTHILL, Trustee of the Jordan E. Tuthill Revocable Trust dated April 1, 2024, of _____, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

P.I.N.: 14-29-216-043-1008

c/k/a: 2946 North Sheffield Avenue, #4S, Chicago, Illinois 60657

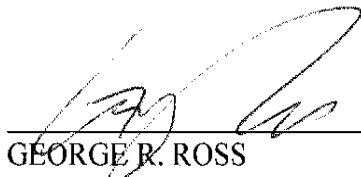
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

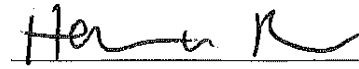
Subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

[SIGNATURE PAGE TO FOLLOW]

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Dated this 29 day of ^{March} ~~April~~, 2024

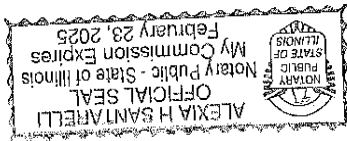
 (SEAL)
GEORGE R. ROSS

 (SEAL)
HANNA ROSS
*signing solely to waive any and all homestead rights she may have in the property

State of Illinois }
 }
County of } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE R. ROSS and HANNA ROSS, 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 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 29 day of March, 2024.




NOTARY PUBLIC

My Commission Expires: _____, _____

This instrument was prepared by:
John Mantas, Esq.
MANTAS LAW, LLC
1300 West Higgins Road
Suite 310
Park Ridge, Illinois 60068
Phone: (847) 908-9300

MAIL TO:

Lisa J. Saul
191 W. Wacker Dr, # 3100
Chicago IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Jordan F. Tutkall
2946 N. Sheffield Ave # 4S
Chicago IL 60657

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EXHIBIT A

PARCEL 1:

UNIT 4S IN THE 2946-2948 NORTH SHEFFIELD CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 4 AND 5 SIEKEL AND KAGEBEIN'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN THE SUBDIVISION OF OUT LOT 6 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 05, 11118148, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENTS PARKING SPACE P-3, STORAGE SPACE S6 AND THE ROOF TOP AREA, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511118148.

Property of Cook County Clerk's Office