

5

UNOFFICIAL COPY

1/1 2463710615751K
WARRANTY DEED

AFTER RECORDING MAIL TO:

Doc#: 2414123079 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/20/2024 10:14 AM Pg: 1 of 3

Dec ID 20240501604760
ST/Co Stamp 1-603-224-880 ST Tax \$1,695.00 CO Tax \$847.50
City Stamp 1-334-789-424 City Tax \$17,797.50

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:
Merrill Hewson Smith Revocable Trust
2305 N. Commonwealth Ave., Unit 1S
Chicago, IL 60614

THE GRANTORS: Phillip S. F. Austin and Lizette J. Austin, husband and wife, of 2305 N. Commonwealth Ave., Unit 1S, Chicago, IL 60614, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Merrill Hewson Smith Revocable Trust, of _____, to have and to hold, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

**Merrill Hewson Smith as Trustee of the*

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2305 N. Commonwealth Ave., Unit 1S, Chicago, IL 60614
PIN: 14-33-201-017-1007

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.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

DATED this 1 day of MAY, 2024.



Phillip S. F. Austin



Lizette J. Austin

STATE OF Illinois)
)SS
COUNTY OF Cook)

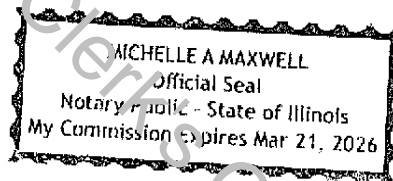
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Phillip S. F. Austin and Lizette J. Austin**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 1 day of May, 2024.

Michelle A Maxwell
Notary Public

NAME AND ADDRESS OF PREPARER:

Todd J. Stephens
Attorney at Law
1330 North Ave.
Bannockburn, IL 60015



Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 24GST106157SK

For APN/Parcel ID(s): 14-33-201-017-1007

UNIT NUMBER 1S-2305 IN THE BELDEN COMMONWEALTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN BLOCK 1 IN PETERBORO TERRACE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 2 IN THE CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25000520 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office