

UNOFFICIAL COPY

PT24-99605 2 of 2
WARRANTY DEED

Doc#: 2415122008 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/30/2024 9:26 AM Pg: 1 of 3

**THIS INSTRUMENT WAS
PREPARED BY:**
James R. Stevens
Saul Ewing LLP
161 North Clark Street
Suite 4200
Chicago, Illinois 60601

Dec ID 20240501603179
ST/Co Stamp 0-659-719-472 ST Tax \$390.00 CO Tax \$195.00
City Stamp 1-604-355-376 City Tax \$4,095.00

WARRANTY DEED

THIS WARRANTY DEED is made as of this May 10, 2024 by Bridget Elezovic, now known as Bridget Cohn, married to Aaron Cohn ("Grantor"), having an address of 514 N. Peshtigo Court, Unit 902, Chicago, Illinois 60611 to Robert Morris Barnard, an unmarried person, having an address of 425 West Surf Street, Chicago, Illinois 60657 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, WARRANT AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address:
1342 N. North Park Avenue, Units 1342-4 and P-6, Chicago, Illinois 60610

Parcel Identification Number (PIN):
17-04-212-040-1008 and 17-04-212-040-1018

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, except the following title exceptions: covenants, conditions, easements and restrictions of record which do not adversely affect the current use of and enjoyment of the property as a residence; and general and special real estate taxes and assessments which are not yet due and payable.


PROPER TITLE, LLC

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IN WITNESS WHEREOF, said Grantor has caused her name to be signed to this Warranty Deed the day and year first above written.

Grantor:

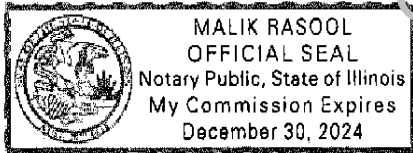
Bridget Elezovic, now known as Bridget Cohn


By: 

STATE OF ILLINOIS)
) SS.
CITY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Bridget Elezovic, now known as Bridget Cohn, personally known to me to be the same person(s) whose name is/are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her/its free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this May 10, 2024





NOTARY PUBLIC

Waiver of Homestead Rights

For the purposes of waiving any and all rights of homestead that he may possess by virtue of marriage, Aaron Cohn hereby quitclaims any interest or right he may hold in the premises by virtue of homestead onto Grantee.

Grantor:

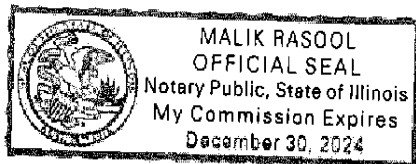
Aaron Cohn


By: 

STATE OF ILLINOIS)
) SS.
CITY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Aaron Cohn, personally known to me to be the same person(s) whose name is/are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her/its free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this May 10, 2024




NOTARY PUBLIC

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LEGAL DESCRIPTION

UNIT 1342-4 AND P-6 IN EVERGREEN CONDO AS DELINEATED ON THE SURVEY CHARGE OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

SUB LOT 21 IN OGDEN'S SUBDIVISION OF LOTS 142 TO 151 INCLUSIVE 154, 155, 156, 163, 164, 165, 168 TO 173 INCLUSIVE, 176, 178 TO 183 INCLUSIVE IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 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 OWNERSHIP RECORDED DECEMBER 1, 1995 AS DOCUMENT 95833514 AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

MAIL AFTER RECORDING TO:

Same

MAIL TAX BILLS TO:

Robert Morris Barnard
1342 N. North Park Avenue
Unit 4
Chicago, Illinois 60610

