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**WARRANTY DEED
ILLINOIS STATUTORY**

(1/2)

Doc#: 2416224123 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/10/2024 10:14 AM Pg: 1 of 3

Dec ID 20240601620656

ST/Co Stamp 1-424-657-712 ST Tax \$450.00 CO Tax \$225.00

City Stamp 0-350-915-888 City Tax \$4,725.00

THE GRANTOR, PHILENE M. MOLZ, a(n) Unmarried Person, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, CONVEYS and WARRANTS to JENNIFER MARIE LECHOTA, a(n) single woman, all interest in the following described Real Estate situated in the City of Chicago in the State of Illinois, to wit:

See Attached Legal Description in Exhibit A

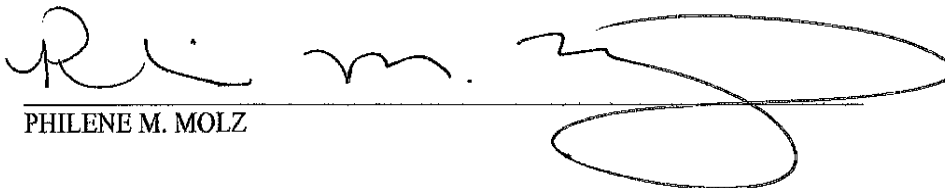
Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2023 2nd Installment and subsequent years.

Permanent Real Estate Index Number(s): 14-21-112-012-1025

Address of Real Estate: 3534 North Lake Shore Drive, Unit 3C, Chicago, IL 60657

Dated this 21 day of May, 2024


PHILENE M. MOLZ

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STATE OF ILLINOIS, COUNTY OF COOK, ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PHILENE M. MOLZ, personally known to me to be the same entity whose name PHILENE M. MOLZ, 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 21st day of May, 2024.


(Notary Public)

My Commission expires: MY COMMISSION EXPIRES: 4/8/2025



REAL ESTATE TRANSFER TAX		06-Jun-2024
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00
14-21-112-012-1025	20240601620656	1-424-657-712

REAL ESTATE TRANSFER TAX		06-Jun-2024
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00 *
14-21-112-012-1025	20240601620656	0-350-915-808

* Total does not include any applicable penalty or interest due.

Prepared By:

Lamb Law, PC

4139 N Richmond St.
Chicago, IL 60618

After Recording, mail to:

Jennifer Lechota →
3534 N Lake Shore Dr.
3C
Chicago, IL 60657

Name & Address of Taxpayer:

same

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY COMMONLY KNOWN AS:

Common Address: 3534 North Lake Shore Drive, Unit 3C, Chicago, IL 60657

Legal Description:

UNIT 3-C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3520 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25200625, AS AMENDED, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office