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Doc# 2420018045 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 7/18/2024 2:35 PM  
PAGE: 1 OF 2

## WARRANTY DEED

The Grantor, **SHERI SCHNEIDER AS TRUSTEE OF THE SHERI SCHNEIDER TRUST DECLARATION OF TRUST DATED JULY 6, 1999**, of Wilmette, IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid and in pursuance of the power and authority vested in the Grantor as said trustee and of every other power and authority the Grantor hereunto enabling, **CONVEYS** and **WARRANTS** to **KIMBERLEYTHIEME DIXON** and **ROBERT R. DIXON**, wife and husband, as tenants by the entirety, not at joint tenants or tenant in common, of 478 Uredale Riverside, Illinois, the following real estate situated in the County of Cook and State of Illinois, to wit:

UNIT 10-'A' IN 1516 NORTH STATE PARKWAY CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS 'PARCEL'):

THE SOUTH 15 FEET OF LOT 15, AND ALL OF LOTS 16, 17 AND 18 IN SUBDIVISION OF LOT 'A' IN BLOCK 1 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13, IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 23885634, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**Property Address:** 1516 NORTH STATE PARKWAY, UNIT 10A, CHICAGO, IL 60610

**Property Identification Number:** 17-04-210-028-1055

Subject to: general real estate taxes not yet due and payable at the time of Closing, covenants, conditions and restrictions of record, building line and public and utility easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

The Grantor executes this deed not personally, but solely as trustee aforesaid. Nothing herein contained shall be construed as creating any liability or responsibility upon trustee, personally, and no personal liability or responsibility is assumed by, nor shall at any time be

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asserted or enforceable against trustee, personally, on account of this deed. Grantees or any other persons claiming any right or interest under this deed shall look solely to the property herein conveyed.

This Deed is executed pursuant to and in exercise of the power and authority granted to and vested in the trustee by the terms of the Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 11<sup>th</sup> of July, 2024.

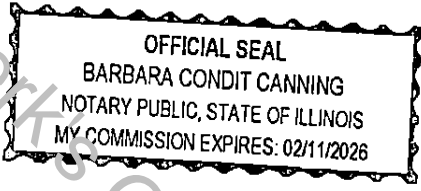
By: *Sheri Schneider*  
SHERI SCHNEIDER AS TRUSTEE OF  
THE SHERI SCHNEIDER TRUST  
DECLARATION OF TRUST DATED  
JULY 6, 1999

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, does hereby certify that SHERI SCHNEIDER AS TRUSTEE OF THE SHERI SCHNEIDER TRUST DECLARATION OF TRUST DATED JULY 6, 1999, 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 she signed and delivered said instrument as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 11<sup>th</sup> of July, 2024.  
*Barbara Condit Canning*  
NOTARY PUBLIC

**This Instrument Prepared By:** Barbara Condit Canning  
Canning & Canning LLC  
1000 Skokie Blvd., Suite 355  
Wilmette, IL 60091



**Send Subsequent Tax Bills To:** *R. Dixon and K. Dixon*  
*1516 N. State Parkway Unit 10A*  
*Chicago, IL 60610*

**Return Recorded Deed To:**  
*Joseph M. Dvorak*  
*19 Riverside Rd*  
*Riverside, IL 60546*

| REAL ESTATE TRANSFER TAX |           | 16-Jul-2024 |
|--------------------------|-----------|-------------|
|                          | COUNTY:   | 220.00      |
|                          | ILLINOIS: | 440.00      |
|                          | TOTAL:    | 660.00      |

17-04-210-028-1055 | 20240701654031 | 0-503-409-456

| REAL ESTATE TRANSFER TAX |          | 16-Jul-2024 |
|--------------------------|----------|-------------|
|                          | CHICAGO: | 3,300.00    |
|                          | CTA:     | 1,320.00    |
|                          | TOTAL:   | 4,620.00 *  |

17-04-210-028-1055 | 20240701654031 | 1-418-140-464  
\* Total does not include any applicable penalty or interest due.