

# UNOFFICIAL COPY

Doc#: 2421220209 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/30/2024 10:31 AM Pg: 1 of 3

Dec ID 20240701642921  
ST/Co Stamp 0-976-130-864 ST Tax \$203.00 CO Tax \$101.50  
City Stamp 0-361-714-480 City Tax \$2,131.50

11 PT24-100528A

## WARRANTY DEED-ILLINOIS STATUTORY

GRANTORS, RALPH ALLEN and LAURIE J. ALLEN, husband and wife, of the city of Grandville and state of Michigan, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO CLAIRE BERGER, of the city of Lake Geneva and state of Wisconsin, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

PIN: 17-03-202-072-1124

CKA: 33 E. CEDAR STREET, UNIT 19D, CHICAGO, IL 60611.

Which, with the properties herein described, is referred to herein as the "premises."

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

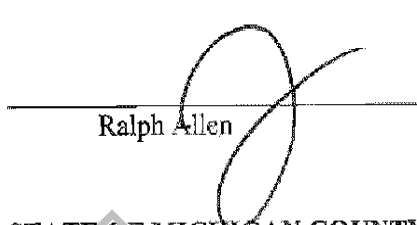
SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

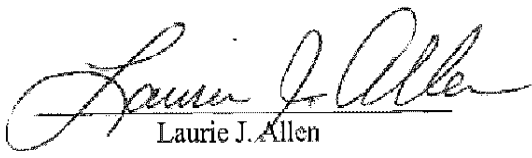
**Proper Title, LLC**  
**1530 E. Dundee Rd. Ste. 250**  
**Palatine, IL 60074**

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**33 E CEDAR 19D DEED/ALLEN TO BERGER (CONT'D)**

Dated this 28 day of May, 2024.

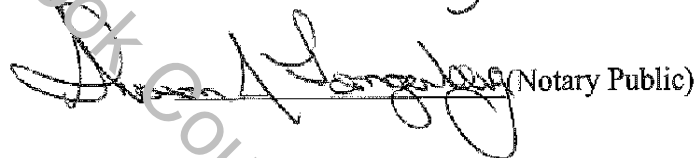
  
\_\_\_\_\_  
Ralph Allen

  
\_\_\_\_\_  
Laurie J. Allen

**STATE OF MICHIGAN COUNTY OF KENT ss.**

I, the undersigned, a Notary Public in and for said Republic and City, CERTIFY THAT the above signed, personally known to me to be the same person(s) whose name(s) 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 28<sup>th</sup> day of May, 2024.

  
\_\_\_\_\_  
(Notary Public)

MAIL TO:

Hahn Loeser & Parks LLC  
Richard Spain  
200 W. Madison St. Ste. 2700  
Chicago, IL 60606  
Courtesy Address:  
SEND SUBSEQUENT TAX BILLS TO:

Clairce Berger  
W3403 Linton Rd.  
Lake Geneva, IL 53147

SHARON J. LANGENBERG Notary Public, State of Michigan County of Kent My Commission Expires Apr. 4, 2026 Acting in the County of <u>Kent</u>
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Prepared by: Law Offices of Renee Meltzer Kalman, P.C., 100 N. LaSalle Street, Ste 1605, Chicago, IL 60602.

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## Legal Description

Unit 19-D in the 33 East Cedar Condominium as delineated on a survey of the following described real estate:

Parcel 1: Lots 1 and 2 in Augustin Gauer's Subdivision of the West part of the North 1/3 of Block 3 in Canal Trustee's Subdivision of the South Fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; and Parcel 2: The West 80 feet of the East 150 feet of the West 444.75 feet, of the North 1/3 of Block 3 in Canal Trustee's Subdivision, aforesaid as measured along the North Line of Said Block 3, all in Cook County, Illinois;

which survey is attached as exhibit "B" to the declaration of condominium recorded as document number 96160725, together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office