WARRANTY DEED STATUTORY (ILLINOIS) Ceneral FICIAL COPY

The Grantors, Jeffrey Nicholas and Susan
Nicholas, husband and wife, of 3654 North
Saint Louis Avenue, Chicago, Illinois 60618,
for and in consideration of Ten and 00/100
(\$10.00) Dollars, in hand paid, CONVEY and
WARRANT to: Jeffrey Dangel and Rebecca
Dangel, husband and wife, of 4350 North
Damen Avenue, #5E, Chicago, Illinois 60618,
as Tenants by the Entirety, the following

Doc#. 1920413158 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 07/23/2019 10:57 AM Pg: 1 of 2

Dec ID 20190701621971

ST/CO Stamp 1-391-842-400 ST Tax \$202.00 CO Tax \$101.00

City Stamp 2-030-253-152 City Tax: \$2,121.00

FIRST AMERICAN TITLE FILE # 2974945

described Real Estate s. trated in the County of Cook, State of Illinois, to wit:

SEE PAGE TWO FOR LEGAL DESCRIPTION.

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and casements, if any; (c) covenants, conditions and restrictions of record, so long as it does not interfere with the content use and enjoyment of the property.

Permanent Index Number (PIN): 13-14-216-032-1(05

Address of Real Estate: 3400 West Sunnyside Avenue, #2, Chicago, Illinois 60625

SS.

DATED this 3 day of July, 2019

Jeffrey Nickolas

State of Illinois)

County of Cook

Susan Nicholas

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO THEREBY CERTIFY that Jeffrey Nicholas and Susan Nicholas, 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 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 β day of July, 2019

Commission expires $\frac{\partial JJ}{\partial J}$

"OFFICIAL SEAL"
Gloria L. Stachwik
Notary Public, State of Illinois
My Commission Expires August 21, 2020

Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

Permanent Index Number (PIN): 13-14-216-032-1005

Address of Real Estate: 3400 West Sunnyside Avenue, #2, Chicago, Illinois 60625

UNIT 3400-2 IN WEST SUNNYSIDE PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 23 AND 24 IN BLOCK 1 IN A.H. HILL AND COMPANY'S NORTHWESTERN ELEVATED ROAD ADDITION, BEING A SUBDIVISION OF THE NORTH HALF OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 22, 2005, AS DOCUMENT 0525518005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN TA IS.

OF COOP COUNTY CLOTHER OFFICE COOK COUNTY, ILLANOIS.

Mail To After Recording: Carol L. Jones 5443 North Broadway Street, Chicago, Illinois 60640

Send Tax Bills To: Jeffrey Dangel and Rebecca Dangel 3400 West Sunnyside Avenue, #2, Chicago, Illinois 60625

Prepared by: Boodell & Domanskis, LLC, One North Franklin St., Suite 1200, Chicago, Illinois 60606