

# UNOFFICIAL COPY

206NW388 48456 EM  
WARRANTY DEED  
(Individual to Individual)

(ILLINOIS)  
PAGE 1:



Doc#: 2100413017 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/04/2021 09:05 AM Pg: 1 of 2

Dec ID 20201101672480  
ST/CO Stamp 1-413-277-664 ST Tax \$710.00 CO Tax \$355.00  
City Stamp 1-681-713-120 City Tax: \$7,455.00

THE GRANTORS, Matthew Abitbol, or his successor in trust, as Trustee of the Matthew Abitbol Trust dated September 21, 2018 and Emily Abitbol, or her successor in trust, as Trustee of the Emily Abitbol Trust dated September 21, 2018, married to each other, of the City of Glenview, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to

GRANTEES JONATHAN M MEEHAN AND MAGGIE MEEHAN, husband and wife, of 3110 York Lake Blvd, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: 3110 York Lake Blvd, MI 60614

Legal Description:

UNIT 1813 IN WILLOW DAYTON PLACE TOWNHOUSE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 41 TO 47 BOTH INCLUSIVE, AND THE WEST 60 FEET OF LOT 48 (EXCEPT THE SOUTH 7.52 FEET THEREOF) IN BLOCK 1 OF THE SUBDIVISION OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM RECORDED AUGUST 26, 1985 AS DOCUMENT NUMBER 85162137, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

TO HAVE AND TO HOLD said premises not as Tenants in Common but as Tenants by the Entirety, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-32-414-071-1001

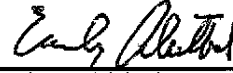
Address (es) of Real Estate: 1813 N. Dayton Street, Chicago, IL 60614

# UNOFFICIAL COPY

DATED November 28, 2020



Matthew Abitbol, as Trustee of the  
Matthew Abitbol Trust dated  
September 21, 2018




Emily Abitbol, as Trustee of the Emily  
Abitbol Trust dated September 21, 2018

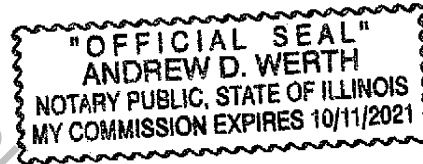
State of Illinois, County of Cook ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Abitbol, as Trustee of the Matthew Abitbol Trust dated September 21, 2018 and Emily Abitbol, as Trustee of the Emily Abitbol Trust dated September 21, 2018, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 11-28-2020



NOTARY PUBLIC



MAIL TO:  
The Real Estate Law Firm  
1772 S. Randall Road, Suite 100  
Geneva, IL 60134

SEND SUBSEQUENT TAX BILLS TO:  
Jonathan and Maggie Meehan  
1813 N. Dayton Street  
Chicago, IL 60614

*This instrument prepared by:*

*Central Law Group P.C.  
2822 Central Street, Evanston, IL 60201  
847-866-0124*