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Doc# 2112312386 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2021 11:36 AM Pg: 1 of 3

Dec ID 20210301682657
ST/CO Stamp 0-525-226-512 ST Tax \$370.00 CO Tax \$185.00
City Stamp 1-867-403-792 City Tax: \$3,885.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Daliah J. Fritz, an unmarried woman, of 201 East Chestnut Street, Apt. 19D, Chicago, IL 60611 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jonathan Oz, an unmarried man, of 1420 W. 75th Street, Cleveland, OH 44102, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-17-207-024-1008 and 14-17-207-024-1016

Property Address: 4603 North Racine Avenue, Unit 304 & PU4, Chicago, IL 60640

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption 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.

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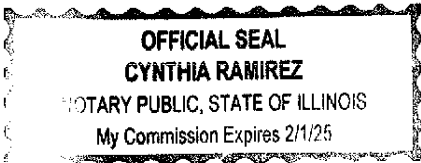
Dated this 22nd day of March, 2021.

X *Daliah J. Fritz*
Daliah J. Fritz

STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daliah J. Fritz, 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, sealed and delivered the instrument as her 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 notarial seal, this 22 day of March, 2021.



Cynthia Ramirez
Notary Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
Gregory Braun
BRAUN & RICH
4301 North Damen Avenue
Chicgao, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Jonathan Oz
4603 North Racine Avenue
Unit 304
Chicago, IL 60640

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EXHIBIT A LEGAL DESCRIPTION

Unit 304 and Parking Space PU-4, together with their undivided percentage interest in the common elements, in 4603 N. Racine Condominium, as delineated and defined on a survey of the following described real estate: Lots 249 and 250 in William Deering's Subdivision of part of the West 1/2 of the Northeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian; which survey is attached as an exhibit to the Declaration of Condominium recorded as document number 0326732042, as amended from time to time, in Cook County, Illinois.

14-17-207-024-1008 and 14-17-207-024-1016

Property of Cook County Clerk's Office