

UNOFFICIAL COPY

Doc# 2119446383 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2021 03:24 PM Pg: 1 of 3

Dec ID 20210601668051
ST/CO Stamp 0-674-952-464 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-971-224-336 City Tax: \$4,725.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

James Maule
1305 N. Damen Ave.
Chicago, IL 60622

1 of 3
FIRST AMERICAN TITLE
FILE # AF1011201

(The Above Space for Recorder's Use Only)

THE GRANTOR James Maule, a married man, of Chicago 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 Andrew Almani, a single man, of Chicago, in fee simple forever, 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): 14-31-326-076-1007, 14-31-326-076-1017 and 14-31-326-076-1026

Property Address: 1625 N. Western Ave., Unit 302, P-4 and G-8, Chicago, IL 60647

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.

THIS IS NOT HOMESTEAD PROPERTY

(SIGNATURE PAGE FOLLOWS)

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Dated this 14th day of June, 2021.

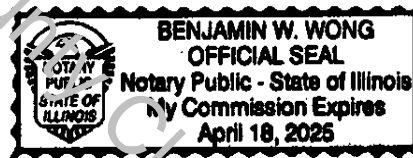
[Signature]
James Maule

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Maule, a married man, 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 signed, sealed and delivered in the instrument as 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 14th day of June, 2021.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY
Benjamin W. Wong
Benjamin W. Wong & Associates
2615 N. Sheffield Ave.
Chicago, IL 60614

MAIL TO:

Shayla A. King
1016 W. Jackson Blvd.
Chicago, IL 60607

Grantee's Address
SEND SUBSEQUENT TAX BILLS TO:

Andrew Almani
1625 N. Western Ave.
Unit 302
Chicago, IL 60647

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EXHIBIT A LEGAL DESCRIPTION

UNITS 302, G-8 AND P-4 IN THE 1625 N. WESTERN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13, 14 AND 15 (EXCEPT THAT PART LYING WEST OF A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN THE SUBDIVISION OF LOT 4; AND THE NORTH 135.00 FEET OF THE SOUTH 160.00 FEET AND THE SOUTH 15.00 FEET OF LOT 48 IN MASON'S SUBDIVISION OF THE WEST PART OF LOT 5 AND THE SOUTH 33.00 FEET OF LOT 3, ALL IN THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LAND IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00109590, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :

1625 N. Western Ave, 302
Chicago, IL 60647