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WARRANTY DEED ILLINOIS STATUTORY

Proper Title, LLC 1530 E. Dundee Rd. Ste. 250 Palatine, IL 60074 Doc#. 2124449123 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/01/2021 11:51 AM Pg: 1 of 3

Dec ID 20210801637762

ST/CO Stamp 1-002-616-592 ST Tax \$315.00 CO Tax \$157.50

City Stamp 1-539-487-504 City Tax: \$3,307.50

PT21-75256 10/1

THE GRANTOR(S), ANNE F. CLACGETT, of Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to JORY GRUENBERG and HOPE GRUENBERG, husband and wife, of Glenview, IL, as Joint Tenants, all interest in the following described Real Estate situated in Cook County in the State of Il in its, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, and building line and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general taxes not yet auc and payable at the time of closing.

Permanent Real Estate Index Number(s): 17-03-108-017-1035 & 17-03-108-017-1232

Address(es) of Real Estate: 1313 N. RITCHIE CT. #2305, CHICAGO, IL 60610

Dated this 3 day of STATE OF) SS. COUNTY OF McHenry I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANNE F. CLAGGETT, 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 _ OFFICIAL SEAL SANDRA HUFF NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/08/23 (Notary Public) Prepared By: Mr. Michael R. Grabill Olson, Grabill & Flitcraft 707 Skokie Blvd. Suite 420 Northbrook, IL 60062 Joy and Hope Greenberg 3823 KIESS DRIVE EVERT BY STEAD PHINTELLIANS GLENVIEW, IL 60026 0. 11220 Churchelland Cata Mail To: Mr. Larry Berg. 5215 Old Orchard Rd. #220 Church * Skokle, IL 60077

Name & Address of Taxpayer:

Jory and Hope Gruenberg 1313 N. Ritchie Ct. #2305 Chicago, IL 60610

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LEGAL DESCRIPTION

Unit 2305 and Unit 302, together with its undivided percentage interest in the common elements in Ritchie Court Private Residences Condominium as delineated and defined in the Declaration recorded as Document No, 03081292, as amended, in the Northwest 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Pin no 17-03-108-017-1035 and 17-03-108-017-1232

Property of Cook County Clark's Office