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Doc#: 2134928465 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2021 01:39 PM Pg: 1 of 3

Dec ID 20211201657114
ST/CO Stamp 0-719-413-904 ST Tax \$387.00 CO Tax \$193.50
City Stamp 0-588-227-216 City Tax: \$4,063.50

WARRANTY DEED ILLINOIS STATUTORY

(Individuals to Individual)

(The Above Space for Recorder's Use Only)

THE GRANTORS, Nick Wieggers and Nicole Ortega, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to ~~Ray~~ Crosby, a single man of Chicago Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

* Raymond J.

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-26-122-071-1005 and 13-26-122-071-1012

Property Address: 2902 North Central Park Avenue, Unit 3N and P4, Chicago, IL 60618

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

PROPER TITLE, LLC

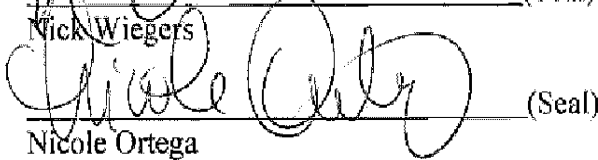
PT21-78511


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Dated this 22 day of November, 2021.

Nick Wiegiers (Seal)


Nicole Ortega (Seal)


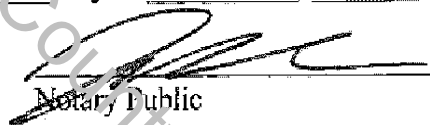
 **JOHN SOWDAL**
 Notary Public
 State of Oklahoma
 Commission #20010803 Exp: 09/03/24

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 State of Oklahoma
 Commission #20010803 Exp: 09/03/24

STATE OF Oklahoma)
) SS
 COUNTY OF Oklahoma)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Nick Wiegiers and Nicole Ortega, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 22 day of Nov, 2021


 Notary Public

THIS INSTRUMENT PREPARED BY:
 Marneris Law, P.C.
 10661 South Roberts Road, Suite 107
 Palos Hills, IL 60465

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Ray Crosby
 2902 North Central Park Avenue, Unit 3N
 Chicago, IL 60618

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EXHIBIT A LEGAL DESCRIPTION

Unit number 3N and Parking Unit P4 in the Milano Condominium, as delineated on a survey of the following described tract of land:

Lots 7 and 8 in the Subdivision of part of Lots 1 and 2 of John B. Dawson's Subdivision of Lot 9 of Davlin, Kelly and Carroll's Subdivision of the Northwest 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat of said Subdivision of part of Lots 1 and 2 recorded June 4, 1909 as document number 4386630, all in Cook County, Illinois;

Which survey is attached as exhibit "A" to the Declaration of Condominium recorded April 11, 2005 as document number 0510145138; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

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