

UNOFFICIAL COPY

PT22-82153

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Doc#: 2212539381 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2022 01:43 PM Pg: 1 of 2

Dec ID 20220401692331
ST/CO Stamp 0-094-640-016 ST Tax \$482.50 CO Tax \$241.25
City Stamp 0-204-662-672 City Tax: \$5,066.25

WARRANTY DEED ILLINOIS

THE GRANTOR:

Sarah Kotva,
a single person,
225 S. Sangamon

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

a married man
Matthew T. Smith and *unmarried man* Michael G. Smith
3552 Azores Road
Dan Point, CA 92624

~~not as Tenants in Common~~ ~~nor as Joint Tenants, but as Tenants by the Entirety~~, The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 509 and Parking Space P-36 in Zen Condominium, as delineated on survey of the following described parcel of real estate:

Lots 9,10,11, and the South half of Lot 12 in Block 13 in Duncan's Addition to Chicago, being a subdivision of the East half of the Northeast quarter of Section 17, Township 39 North, Range 14 East of the third principal meridian, in Cook County, Illinois; which survey is attached as exhibit "B" to the Declaration of Condominium ownership recorded June 29, 2007 as document number 0718003072, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois

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

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Index Number: 17-17-220-028-1030 and 17-17-220-028-1091

Address of Real Estate: 225 S. Sangamon Street, Unit 509, Parking P-36, Chicago, IL 60607

PROPER TITLE, LLC

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Dated this 7 day of April, 2022

x Sarah Kotva
Sarah Kotva

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sarah Kotva, a single person, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7 day of April, 2022.



Rachel Hawley
Notary Public

11/14/2023
Commission Expires

This instrument was prepared by: Ami J. Oseid.
Attorney at Law
3653 W Irving Park Road
Chicago, IL 60618

MAIL TO:

MAIL SUBSEQUENT TAX BILLS TO:

~~Shane Mowery
Attorney at Law
4320 W Irving Park Road
Chicago, IL 60641~~

Matthew T. Smith + Richard G Smith
225 S. Sangamon Street, Unit 509
Chicago, IL 60607