

UNOFFICIAL COPY

Doc#. 2224525000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/02/2022 09:19 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), ERIC THOMAS MITZENMACHER, a married man, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to HANNAH BAXTER and WILLIAM CUTHBERT, wife and husband, as Tenants by the Entirety, of Chicago, Illinois, the following described Real Estate:

Dec ID 20220801627270
ST/CO Stamp 0-587-799-120 ST Tax \$500.00 CO Tax \$250.00
City Stamp 1-398-663-760 City Tax: \$5,250.00

Address of Property: 1523 N WICKER PARK AVE UNIT 1 & P-7 CHICAGO, IL 60622

Parcel ID Number: 17-06-207-032-1002 & 17-06-207-032-1015

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. This is not a homestead property as to Grantor's spouse.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2022 and subsequent years.

DATED this 11th day of August, 2022

Eric Thomas Mitzenmacher (SEAL)
ERIC THOMAS MITZENMACHER

File nr: AT 220713
After recording mail to:
Altima Title, LLC.
6448 N. Milwaukee Ave. 1/2
Chicago, IL 60631
Ph. 312-651-6070

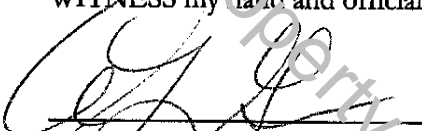
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District of Columbia
 STATE OF ILLINOIS)
) SS
 COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Eric Thomas Mitzenmacher
 personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

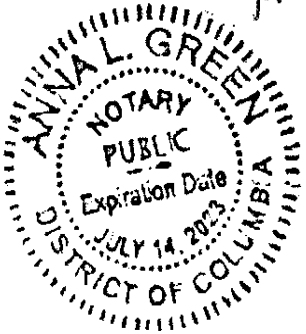
WITNESS my hand and official seal this 11th day of August, 2022.


 NOTARY PUBLIC

Ronak Desai
 Prepared by Parikh Law Group, LLC, 155 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Hannah Baxter
William Cuthbert
1523 N Wicker Park Ave
#1, Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:
Hannah Baxter
William Cuthbert
1523 N Wicker Park Ave # 1
Chicago, IL 60622



Property of Cook County Clerk's Office

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File No: AT220713

EXHIBIT "A"

UNITS 1523-1 AND P-7 IN THE MANOR ON WICKER PARK CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL
ESTATE:

LOTS 32 AND 33 AND THE SOUTHEASTERLY HALF OF LOT 34, ALL IN BLOCK 5 IN D.S.
LEE'S ADDITION TO CHICAGO, IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF
CONDOMINIUM RECORDED AUGUST 15, 12005 AS DOCUMENT 0522732024, TOGETHER
WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON
ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1523 N WICKER PARK AVE UNIT 1 & P-7 CHICAGO, IL 60622
Parcel ID Number: 17-06-207-(32, 1002 & 1015)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II