

UNOFFICIAL COPY

WARRANTY DEED (Individual to Individual)

(ILLINOIS)
PAGE 1:

THE GRANTOR, Jeremy P. Egan, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE, TYLER BAENA, of 5701 N. Sheridan, #30D, Chicago, IL 60660, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Doc#: 2225706189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2022 09:11 AM Pg: 1 of 2

Dec ID 20220801608860
ST/CO Stamp 1-544-270-416 ST Tax \$290.00 CO Tax \$145.00
City Stamp 0-470-528-592 City Tax: \$3,045.00

Lots 19 and 20 in the Resubdivision of Block 12 of sub-Block 13 in Sheffield's Addition to Chicago, in the North 1/2 of Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, Cook County Illinois Which survey is attached as exhibit 'A' to the declaration of condominium recorded October 23, 1989 as document number 89500523, as amended from time to time, together with its undivided percentage interest in the common elements

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

TO HAVE AND TO HOLD said premises, forever.

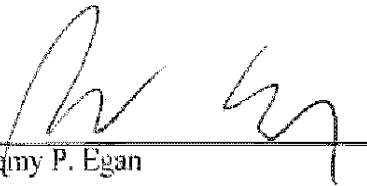
Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-32-124-024-1011
Address (es) of Real Estate: 1351 W. Webster Avenue, Unit 3C, Chicago, IL 60614

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

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DATED: August 9, 2022


Jeremy P. Egan

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeremy P. Egan, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 8/8/2022 
NOTARY PUBLIC



MAIL TO:
Couri and Couri
552 Lincoln Avenue
Winnetka, IL 60093

SEND SUBSEQUENT TAX BILLS TO:
Tyler Baena
1351 W. Webster Avenue, Unit 3C
Chicago, IL 60614

This instrument prepared by:

*Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124*

Property of Cook County Clerk's Office