UNOFFICIAL COPY

WARRANTY DEED

Stet

AFTER RECORDING MAIL TO:

Rosenthal Law 3700 w Debn Are

Liveriusos, 166712

MAIL REAL ESTATE TAX BILL TO:

Ashley R. Labanics 1641 W. Farwell Ave. 'Unit 3N Chicago, IL 60626 Doc#. 2226345108 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/20/2022 02:12 PM Pg: 1 of 3

Dec ID 20220901639635

ST/CO Stamp 0-885-560-912 ST Tax \$220.00 CO Tax \$110.00

City Stamp 0-461-674-064 City Tax: \$2,310.00

(Reserved for Recorders Use Only)

THE GRANTORS: John J. Milier and Ellen G. Coakley N/K/A Ellen G. Miller, husband and wife, of 1641 W. Farwell Ave., Urit 3N, Chicago, IL 60626, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARG and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Ashley R. Labanics, A Single Warran, of Chicago, Illinois, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1641 W. Farwell Ave., Unit 3N, Chicago, IL 60626

PIN: 11-31-226-036-1028

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and C:dinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, μ'μο or other conduit.

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DATED this <u>1</u> day of	<u>September</u>		_, 2022.	
Jahn J. Miller		Ellen G. Coakle	C, Number y N/K/A Ellen G. Miller	
STATE OF ILLINOIS COUNTY OF LAKE))SS)			
I, the undersigned, a Notary Public CERTIFY, that John J. Miller and to me to be the same persons who appeared before me this day in pedelivered the said instrument as the set forth, including the release and	Ellen G. Coa se names are son and indiv eir 're and vo	kiley N/K/A Ellen subscribed to the ridually acknowled pluntary act for the	G. Miller , personally kn foregoing instrument, ged that they signed an uses and purposes the	own d
Given under my hand and official s	seal this 1	day of Se	eptember, 2022.	
NAME AND ADDRESS OF PREP Mayra Prado-Pagan Attorney at Law 505 N Riverside Dr., Suite 202 Gurnee, IL 60031	ARER:		LIZPETH FOSTER OFFICIAL SEAL otary Public, State of Illinois My Camin ssion Expires October 2 2, 20, 22	

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LEGAL DESCRIPTION

Order No.: 22GNW816382GU

For APN/Parce (II)(s): 11-31-226-036-1028

UNIT 1641-N3 IN 1623 FARWELL AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 26 (EXCEPT THE WEST 40.00 FEET THEREOF) AND ALL OF LOTS 27 AND 28 IN BLOCK 43 IN ROGERS PARK IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY AS ATTACHED AS EXPIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 1, 2007 AS DOCULAE IT 0721315127, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS MAY FURTHER BE AMENDED FROM TIME TO TIME.