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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

WARRANTY DEED

226418163261-3N 1/2
AFTER RECORDING MAIL TO:

Rosenthal Law
3700 W Devon Ave
Ste E
LINDWOOD, IL 60712

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Ashley R. Labanics
1641 W. Farwell Ave. Unit 3N
Chicago, IL 60626

THE GRANTORS: John J. Miller and Ellen G. Coakley N/K/A Ellen G. Miller, husband and wife, of 1641 W. Farwell Ave., Unit 3N, Chicago, IL 60626, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Ashley R. Labanics, A single woman, 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 Homestead 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 Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GNW816382GU

For APN/Parcel ID(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 EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 1, 2007 AS DOCUMENT 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.

PROPOSED
Cook County Clerk's Office