## UNOFFICIAL CO

pron-86850 1/2 WARRANTY DEED ILLINOIS STATUTORY Doc#. 2229145182 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/18/2022 04:17 PM Pg: 1 of 3

Dec ID 20220901646628

ST/CO Stamp 0-644-642-384 ST Tax \$395.00 CO Tax \$197.50

City Stamp 0-117-405-264 City Tax: \$4,147.50

(The Above Space for Recorder's Use Only)

Droporty or C THE GRANTOR Florian Puetz, a ma rivd man, of 4108 North Kenmore Avenue, Unit 2N, Chicago, IL 60613 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Mannie N. Brown, Jr., a Sirville man, of 866 Briarcliff Road, Unit D1, Atlanta, GA 30306, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-17-401-070-1013

Property Address: 4108 North Kenmore Avenue, Unit 2N, Chicago, IL 50613

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

# **UNOFFICIAL COPY**

Dated this 9 day of Septen	<u>nbev</u> , 2022.
x The Pole	X Rank
Florian Puetz	Kaye Puetz
STATE OF Illinois)	
COUNTY OF COOL ) SS	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Florian Poetz and Kaye Puetz, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and noticial seal, this 19 day of 🖹 Jts.

Corts

Office OFFICIAL SEAL CYNTHIA RAMIREZ NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 2/1/25

#### THIS INSTRUMENT PREPARED BY

Michelle Laiss ATTORNEY AT LAW 1530 West Fullerton Avenue Chicago, IL 60614

MAIL TO: Albert Bettuzzi ATTORNEY AT LAW 1021 Vine Avenue Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Mannie N. Brown, Jr. 4108 North Kenmore Avenue Unit 2N Chicago, IL 60613

# **UNOFFICIAL COPY**

### **EXHIBIT A** LEGAL DESCRIPTION

Unit No 4108-2N in the Graceland Terrace Condominium, as delineated on a Survey of the following described real estate:

Certain Lots or parts of Lots in the Subdivision of Block 6 in Buena Park and of the West 205 feet of Lots 18 and 21 of Iglehart's Subdivision of the West 1/2 of the Southeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 93353980, as amended from time to time, together with its undivided percentage interest in the course elements, all in Cook County, Illinois.

#### Parcel 2:

The exclusive right to the use of G-12, a limited common element, as delineated on the Survey id, recountly Clarks Office attached to the Declaration aforesaid, recorded as Document No. 98353980.

14-17-401-070-1013