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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

2022-06850 1/2

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Florian Puetz, a married 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 *single* 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 60613

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption 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

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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. 98353980, as amended from time to time, together with its undivided percentage interest in the common 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 attached to the Declaration aforesaid, recorded as Document No. 98353980.

14-17-401-070-1013