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Doc#: 2234849076 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2022 11:56 AM Pg: 1 of 3

Dec ID 20221101689066
ST/CO Stamp 1-288-320-336 ST Tax \$582.00 CO Tax \$291.00
City Stamp 0-526-267-728 City Tax: \$6,111.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

~~Dennis Ansong~~
~~Attorney at Law~~
~~203 North LaSalle Street, Suite 2100~~
~~Chicago, Illinois 60604~~



MAIL REAL ESTATE TAX BILL TO:

Ana Serafin
2633 W. Armitage Ave., Unit 2
Chicago, IL 60647

(Reserved for Recorders Use Only)

THE GRANTORS: Bryce Goldbach and Katelynn M. Goldbach, husband and wife, of 630 Margot Avenue, Elizabethtown, KY 42701, 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 Ana Serafin, _____, of 4747 N. Astor Ave., Apt. 202, Chicago IL _____, 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: 2633 W. Armitage Ave., Unit 2, Chicago, IL 60647
PIN: 13-36-402-052-1002

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.

Chicago Title
22CNW764848NB
1 of 2

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DATED this 25th day of November, 2022.

Bryce Goldbach
Bryce Goldbach

Katelynn M. Goldbach
Katelynn M. Goldbach

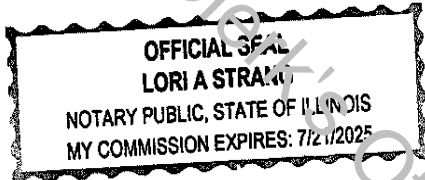
STATE OF ILLINOIS)
COUNTY OF Dake) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Bryce Goldbach and Katelynn M. Goldbach**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said 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 official seal this 25th day of November, 2022.

Lori A. Strang
Notary Public

NAME AND ADDRESS OF PREPARER:
David Frank
Attorney at Law
3400 Dundee Rd., Suite 320
Northbrook, IL 60062



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LEGAL DESCRIPTION

Order No.: 22CNW764848NB

For APN/Parcel ID(s): 13-36-402-052-1002

PARCEL 1:

UNIT NO. 2, IN THE CONDOMINIUMS AT 2633 W. ARMITAGE, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 4, GOODRICH AND YOUNG'S SUBDIVISION OF LOTS 4, 5 AND 6, IN BLOCK 1, IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 20, 2020, AS DOCUMENT NO. 2005117120, 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 PARKING SPACE P3, STORAGE SPACE S3 AND ROOFTOP SPACE R2, ALL AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

Cook County Clerk's Office