

# UNOFFICIAL COPY

Doc#. 2300945060 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/09/2023 12:25 PM Pg: 1 of 3

## WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

BRENDAN R. APPEL  
NORTH SHORE PROPERTY LAW, LLC  
191 WAUKEGAN ROAD  
SUITE 360  
NORTHFIELD, ILLINOIS 60093

Dec ID 20221201612243  
ST/CO Stamp 1-886-413-648 ST Tax \$256.00 CO Tax \$128.00  
City Stamp 1-867-424-592 City Tax: \$2,688.00

AFTER RECORDING RETURN TO:

BEN WEAVER  
23 LEGAL LLC  
1600 GOLF ROAD  
SUITE 1200  
ROLLING MEADOWS, ILLINOIS 60008

PROPERTY ADDRESS:

6652 N. GLENWOOD AVENUE  
UNIT 2N  
CHICAGO, ILLINOIS 60626  
(COOK COUNTY)

PERMANENT INDEX NUMBERS:  
11-32-311-031-1002

SATURN TITLE 2234304 10F2

THE GRANTOR, **ASHLEY M. BROWN**, a divorced and not since remarried woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to **ANDREW JAMES DANIELS**, of the City of Chicago, County of Cook, State of Illinois, all of Grantors' right, title, and interest in and to the following described real estate, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois:

*\* a single man*

**UNIT 2N IN GLENWOOD MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 2 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 3 AND 4 IN L.C. PAINE FREER RECEIVER SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25208075 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**SUBJECT TO THE FOLLOWING, IF ANY:** 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.

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IN WITNESS WHEREOF, the GRANTOR has set her hands as of this 14th day of December, 2022.

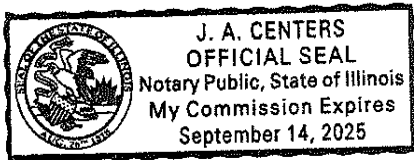
*Ashley Brown*

ASHLEY M. BROWN

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ASHLEY M. BROWN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her 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 14th day of December, 2022.



*[Signature]*  
Notary Public

My Commission Expires:

9-14-2025

Send Tax Bills to:

Andrew James Daniels  
6652 N. Glenwood Avenue  
Unit 2N  
Chicago, Illinois 60626

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## EXHIBIT A

**Legal:**

**UNIT 2N IN GLENWOOD MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

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**Commonly known address: 6652 N. Glenwood Ave., Unit 2N, Chicago, IL 60626**

**PIN #: 11-32-311-031-1002**

Property of Cook County Clerk's Office