

UNOFFICIAL COPY

Warranty Deed (ILLINOIS)

Doc#: 2303806054 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2023 10:00 AM Pg: 1 of 2

Dec ID 20230101643433
ST/CO Stamp 1-238-390-608 ST Tax \$353.00 CO Tax \$176.50
City Stamp 0-812-881-744 City Tax: \$3,706.50

PT22-89071 1/2

THE GRANTOR(S), Daniel S. Fillenwarth and Anil Varughese, husband and wife, as tenants by the entirety, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to Jason Yeager and Samantha Yeager, husband and wife, as tenants by the entirety, by the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 2053 IN THE MANORHOMES OF THE MORSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 70.42 FEET OF THE WEST 145 FEET OF THE WEST 195 FEET (EXCEPT THE SOUTH 195 FEET THEREOF) OF LOT 3 IN SMITH'S ADDITION TO ROGERS PARK A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

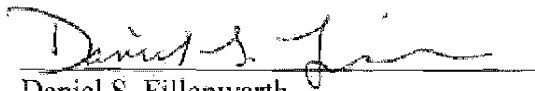
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 2, 1989 AS DOCUMENT NUMBER 89353797, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

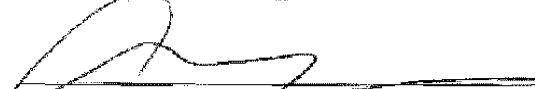
Address: 2053 W. Morse Ave., Chicago, IL 60645

PIN #: 11-31-120-056-1001

SUBJECT TO general real estate taxes for 2022-23 and covenants, easements and restrictions of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 27th of January, 2023.

 (Seal)
Daniel S. Fillenwarth

 (Seal)
Anil Varughese

PROPER TITLE, LLC

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State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public In and for the County and State aforesaid, **DO HEREBY CERTIFY** that Daniel S. Fillenwarth and Anil Varughese, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of January 2023



 Notary Public

This instrument was prepared

SHIJO J. MULLAPPALLIL

Attorney at Law

4323 West Irving Park Road, Suite 1B
 Chicago, IL 60641

Mail to:

Jason Yeager and Samantha Yeager
 2053 W. Morse Ave.
 Chicago, IL 60645

Send subsequent tax bills to:

Jason Yeager and Samantha Yeager
 2053 W. Morse Ave.
 Chicago, IL 60645

**AFFIDAVIT OF TITLE
 COVENANT AND WARRANTY**