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AFTER RECORDING RETURN TO:

Plymouth Title Guaranty Corp.
6323 N Avondale Ave
Suite B106
Chicago, IL 60631
File No. 153067

GRANTEE AND
NAME AND ADDRESS OF TAXPAYER:
Michael Podewell
4310 North Clarendon Avenue, Unit 1011
Chicago, IL 60613



Doc# 2303822041 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/07/2023 04:11 PM PG: 1 OF 4

This document prepared by:

Courtney E. Dec. Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 14-17-407-055-1007

WARRANTY DEED

1 of 1

THIS INDENTURE made and entered into on this 23-153067 24 day of January, 2023, by and between **Philip B. Soosloff** and **Laura Soosloff**, husband and wife, as to an undivided 50% interest, and **Jack Jones** and **Maria Jones**, husband and wife, as to an undivided 50% interest, residing at 10N938 Hidden Lakes Dr, Elgin, IL 60123 and 248 S Hagans Ave, Elmhurst, IL 60126, respectively, hereinafter referred to as Grantor(s) and **Michael Podewell**, an unmarried man, residing at 4310 North Clarendon Avenue, Unit 1011, Chicago, IL 60613, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Eighty Five Thousand and 00/100 Dollars (\$85,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Prior instrument reference: Document Number: 21039425, Recorded: 09/23/2002

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

REAL ESTATE TRANSFER TAX

07-Feb-2023



COUNTY: 42.50
ILLINOIS: 85.00
TOTAL: 127.50

14-17-407-055-1007

| 20230201647295 | 0-938-596-176

REAL ESTATE TRANSFER TAX

07-Feb-2023



CHICAGO: 637.50
CTA: 255.00
TOTAL: 892.50 *

14-17-407-055-1007 | 20230201647295 | 0-033-281-872

* Total does not include any applicable penalty or interest due.

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[Signature]
Jack Jones

[Signature]
Maria Jones

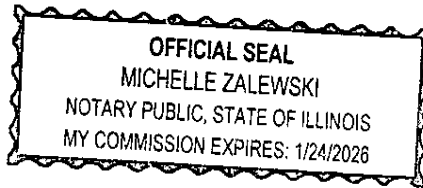
STATE OF Illinois
COUNTY OF DuPage

This instrument was acknowledged before me on this 24 day of January, 2023 by Jack Jones and Maria Jones

[Signature]
(Signature of Notary Public)

Print Name: Michelle Zalewski

My commission expires: 1/24/26



Office of Cook County Clerk's Office

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GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

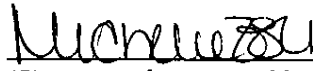
IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 24 day of January, 2023.


Philip B. Soosloff


Laura Soosloff

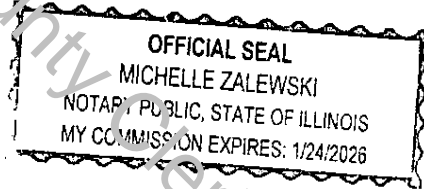
STATE OF Illinois
COUNTY OF DuPage

This instrument was acknowledged before me on this 24 day of January 2023 by Philip B. Soosloff and Laura Soosloff


(Signature of Notary Public)

Print Name: Michelle Zalewski

My commission expires: 1/24/26



Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT 1011 IN 4310 NORTH CLARENDON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 IN THE SUBDIVISION OF BLOCK 1 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 24521051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 4-17-407-055-1007

Property Commonly Known As: 4310 North Clarendon Avenue, Unit 1011, Chicago, IL 60613

Property of Cook County Clerk's Office