

# UNOFFICIAL COPY

Doc#: 2304155220 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/10/2023 03:37 PM Pg: 1 of 4

## WARRANTY DEED

THE GRANTORS,

**KENNETH MOTEW, as to an undivided 50% interest, a single man of the City of Highland Park, State of Illinois, and MICHAEL ZUCKER, as to an undivided 50% interest, a married man of the Village of Deerfield, State of Illinois, by deed recorded on January 5, 2011 in document number 1100504125 in Cook county records, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid,**

CONVEYS and WARRANTS to:

Dec ID 20230201648731  
ST/CO Stamp 1-363-867-472 ST Tax \$400.00 CO Tax \$200.00  
City Stamp 0-097-187-664 City Tax: \$4,200.00

(The Above Space For Recorder's Use Only)

**BENJAMIN FLEMING, a single man, of 506 W. Oakdale Ave., Unit 1, Chicago, IL 60657,** the following described real estate (together with any improvements thereon) situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index Number(s): 14-28-112-032-1001

Property Address: 506 W. Oakdale Ave., Unit 1, Chicago, IL 60657

Subject, however, to covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

The subject property is not the homestead of the Grantors.

TO HAVE AND TO HOLD said premises.

(SIGNATURE PAGE TO FOLLOW)

23864726-IL 1052

# UNOFFICIAL COPY

DATED this 8 day of February, 2023.

**Kenneth Motew, as to an undivided 50% interest and Michael Zucker, as to an undivided 50% interest by deed recorded on January 5, 2011 in document number 1100504125 in Cook county records**

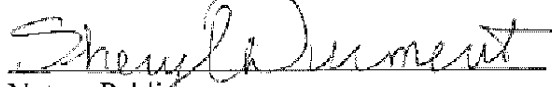
  
\_\_\_\_\_  
**Kenneth Motew**

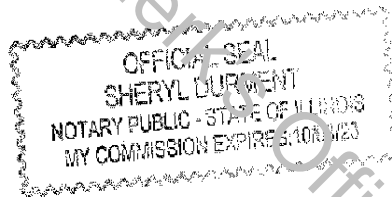
\_\_\_\_\_  
**Michael Zucker**

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 **Kenneth Motew, as to an undivided 50% interest and Michael Zucker, as to an undivided 50% interest by deed recorded on January 5, 2011 in document number 1100504125 in Cook county records** 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 signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 8 day of February, 2023

  
\_\_\_\_\_  
Notary Public  
My commission expires: 10/8/2023



**THIS DOCUMENT PREPARED BY:**

Charles Zivin  
Wolf & Solovy LLP  
40 Skokie Blvd., Ste. 105  
Northbrook, IL 60062

**MAIL TAX BILL TO:**

Benjamin Fleming *Apb*  
506 W. Oakdale Ave., Unit 1  
Chicago, IL 60657

**MAIL RECORDED DEED TO:**

~~Benjamin Fleming  
506 W. Oakdale Ave., Unit 1  
Chicago, IL 60657~~

# UNOFFICIAL COPY

DATED this 8 day of Feb, 2023.

**Kenneth Motew, as to an undivided 50% interest and Michael Zucker, as to an undivided 50% interest by deed recorded on January 5, 2011 in document number 1100504125 in Cook county records**

\_\_\_\_\_  
Kenneth Motew



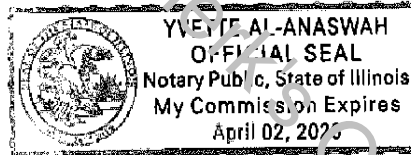
\_\_\_\_\_  
Michael Zucker

STATE OF ILLINOIS     )  
  ) SS )  
COUNTY OF COOK     )

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Given under my hand and notary seal, this 8<sup>th</sup> day of February, 2023

Yvette Al-Anaswah  
Notary Public  
My commission expires: April 2, 2026



**THIS DOCUMENT PREPARED BY:**

Charles Zivin  
Wolf & Solovy LLP  
40 Skokie Blvd., Ste. 105  
Northbrook, IL 60062

**MAIL TAX BILL TO:**

Benjamin Fleming Feb  
506 W. Oakdale Ave., Unit 1  
Chicago, IL 60657

**MAIL RECORDED DEED TO:**

~~Benjamin Fleming~~  
~~506 W. Oakdale Ave., Unit 1~~  
~~Chicago, IL 60657~~

*Siragusalaw*  
*25 E. Washington suite 700*  
*Chicago, IL 60602*

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NO. 1 IN THE OAKDALE HEIGHTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 30 FEET OF LOT 23 IN HOMEWOOD, BEING A SUBDIVISION OF THE SOUTH 5 CHAINS OF THE NORTH 25 CHAINS OF THE WEST 10 CHAINS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, 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 NUMBER 0323039119, AND AMENDED AS DOCUMENT NUMBER 0402339077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): **14-28-112-032-1001**

Property Address: **506 W. Oakdale Ave., Unit 1, Chicago, IL 60657**

Property of Cook County Clerk's Office