

UNOFFICIAL COPY

Warranty Deed

1937030 10/1

Doc#: 2305541117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/24/2023 11:58 AM Pg: 1 of 3

Dec ID 20230201655488
ST/CO Stamp 0-733-044-560 ST Tax \$280.00 CO Tax \$140.00
City Stamp 1-656-201-040 City Tax: \$2,940.00

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Above Space for Recorder's Use Only

THE GRANTORS, **MATTHEW S. CARTY AND NEAL R. CARTY**, married to each other, of the City of Weston, State of Massachusetts, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO GRANTEEES, **ANDREW J. MITZENMACHER AND LAUREN M.K. NIIMI**, married to each other, of the City of Chicago, State of Illinois, as joint tenants with right of survivorship, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

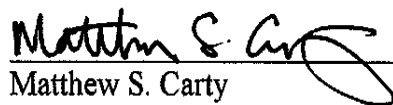
SUBJECT TO: General real estate taxes for 2022 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;

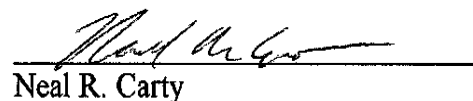
this is not Homestead Property.

Permanent Real Estate Tax Number: 17-03-104-020-1048

Address of Real Estate: 1 E. Schiller St., Unit 14C, Chicago, IL 60610 ← Grantee Address

Dated: 16 FEB., 2023


Matthew S. Carty


Neal R. Carty

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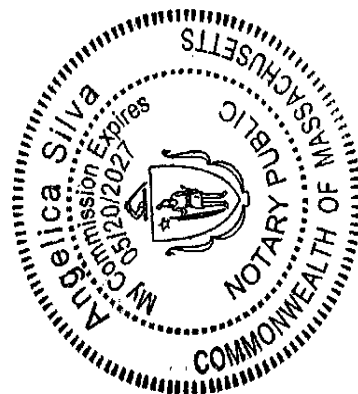
STATE OF Massachusetts
COUNTY OF Middlesex) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **MATTHEW S. CARTY AND NEAL R. CARTY**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this 16th day of February, 2023, in person, and acknowledged that they signed, sealed 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 on February 16th, 2023:

Angela Silva
Notary Public

My Commission expires: 05-20-2027



| REAL ESTATE TRANSFER TAX | | 23-Feb-2023 |
|--------------------------|----------|-------------|
| | CHICAGO: | 2,100.00 |
| | CTA: | 840.00 |
| | TOTAL: | 2,940.00 * |

17-03-104-020-1048 | 20230201655488 | 1-656-201-040

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

Prepared By: Jay Collins
Collins & Burton, Ltd.
1300 W. Belmont Ave., Ste. 405
Chicago, Illinois 60657

| REAL ESTATE TRANSFER TAX | | 23-Feb-2023 |
|--------------------------|-----------|-------------|
| | COUN Y: | 140.00 |
| | ILLINOIS: | 280.00 |
| | TOTAL: | 420.00 |

17-03-104-020-1048 | 20230201655488 | 0-733-041-560

After Recording Return to:

Andrew J Mitzenmacher
1 E. Schiller St. Unit 14C
Chicago IL 60610

Send Subsequent Tax Bills to:

Andrew J. Mitzenmacher
1 E. Schiller St Unit 14C
Chicago IL 60610

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Exhibit A

Legal Description

UNIT 14-C IN ONE EAST SCHILLER CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (PARCEL): LOT 1 AND 34 IN ASTOR'S ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1974 AND KNOWN AS TRUST NUMBER 32789 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22828184, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS SAID PARCEL BEING COMMONLY KNOWN AS ONE EAST SCHILLER, IN CHICAGO, ILLINOIS.

Cook County Clerk's Office