

UNOFFICIAL COPY

Doc#: 2307445134 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2023 12:14 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY

Dec ID 20230101642645
ST/CO Stamp 1-597-542-608 ST Tax \$160.00 CO Tax \$80.00
City Stamp 1-124-700-368 City Tax: \$1,680.00

FIRST AMERICAN TITLE
FILE # 103728

(The Above Space for Recorder's Use Only)

THE GRANTOR Devin Wells, a Single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to RSH 1415 PRATT BLVD 403 LLC, an Illinois limited liability company, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* 1720 Verde Dr W. Prospect IL 60056
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 11-32-303-025-1025 and 11-32-303-025-1051
Property Address: 1415 West Pratt Boulevard Unit 403, Chicago, IL 60626

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 16 day of March, 2023.

Signature page to follow

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DW (Seal)
Devin Wells

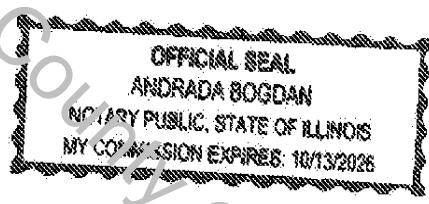
STATE OF IL)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Devin Wells 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 they signed, sealed and delivered in the 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 notarial seal, this 10 day of March, 2023.

Andrada Bogdan
Notary Public

THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005



MAIL TO:

Andrew K. Yoblon and Associates, P.C.
3000 Dundee Road Suite 415
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

~~Rana Saloni Hamwi~~
1415 West Pratt Boulevard Unit 403
Chicago, IL 60626

234 1415 PRATT BLVD
WHL
1720 Verde Dr
Mount Prospect, IL
60050

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit 403 and P-22, in the Pratt Shore Condominium, as delineated on a survey of the following described real estate:

Lots 1, 2, 3 and 4 in Block 2 in Carlson and Holmes' Subdivision of Lots 1 and 2 in the Subdivision of the West 1/2 of the Southwest 1/4 of Section 32, 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 as document number 25766990, together with its undivided percentage interest in the common elements.

Permanent Index #'s: 11-32-303-025-1025 and 11-32-303-025-1051

Property Address: 1415 West Pratt Boulevard, Unit 403, Chicago, Illinois 60626

Property of Cook County Clerk's Office