

UNOFFICIAL COPY

WARRANTY DEED
Individual to LLC

Doc#: 2307645014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 09:18 AM Pg: 1 of 2

Dec ID 20230201656322
ST/CO Stamp 1-548-861-264 ST Tax \$554.50 CO Tax \$277.25
City Stamp 0-475-119-440 City Tax: \$5,822.25

FIRST AMERICAN TITLE
FILE # AF1031225 ^{3/3}

THE GRANTORS, **Helene F. Gelman n/k/a Helene March**, a single person, of the Town of Boca Raton, State of Florida for and in consideration of Ten and no/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, **O'Monley Holdings, Inc.**, an Indiana corporation, 1630 Oakley Ave., Chicago IL 60647, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit: **See Exhibit "A" attached hereto and made a part hereof.**

SUBJECT 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, condominium declaration and bylaws, if any, and general real estate taxes not due and payable at the time of closing.

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

Permanent Index Number: 14-32-224-067-1001

Address of Real Estate: 1024 W. Armitage Ave., Unit 1, Chicago IL 60614

Dated this 21 day of February, 2023.

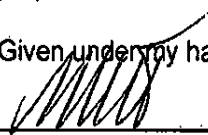


Helene F. Gelman n/k/a Helene March

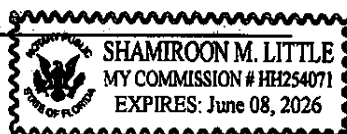
State of Florida, County of Palm Beach: ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Helene F. Gelman n/k/a Helene March**, 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 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 this 21st day of February, 2023.



Notary Public



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Exhibit "A" – Legal Description

UNIT 1 IN THE 1024 W. ARMITAGE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOT 29 IN BLOCK 1 OF JAMES MORGAN'S SUBDIVISION OF THE EAST HALF OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT IS ATTACHED AS EXHIBIT "D" IN THE DECLARATION OF CONDOMINIUM MADE BY BANCO POPULAR, ILLINOIS SUCCESSOR TO CAPITAL BANK AND TRUST OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED MAY 15, 1989 AND KNOWN AS TRUST NUMBER 1789, RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 98591436, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS

NOT HOMESTEAD PROPERTY

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