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2307941207D

Doc# 2307941207 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/20/2023 03:53 PM PG: 1 OF 3

Chicago Title (184)
2365C341057NA RV
WARRANTY DEED

THE GRANTOR, RAFAEL AGOSTO, a single man, of the City of Chicago, County of Cook, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to ADAM DAVID O'DELL AND ASHLEY NICOLE MILLIGAN, a single woman, of 2900 N. Richmond Street, Chicago IL 60618, not as Tenants in Common not as Joint Tenants

the following described real estate situate in the County of Cook and State of Illinois, to wit:

*A single man

SEE ATTACHED LEGAL DESCRIPTION RIDER

PIN: 13-11-207-040-1022

COMMONLY KNOWN AS: 3201 W LELAND AVE, UNIT 310
CHICAGO, IL 60625

Subject only to the following, if any: 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 yet 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. TO HAVE AND TO HOLD said premises, as husband and wife, not as Tenants in Common not as Joint Tenants but as TENANTS BY THE ENTIRETY, forever.

Dated this 15th day of February, 2023.

RAFAEL AGOSTO

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This Instrument Prepared By:

STEPHANIE ORZOFF
LEVIT AND LIPSHUTZ, LTD.
1120 W. BELMONT AVE
CHICAGO, IL 60657

Send subsequent tax bills to:

ADAM O'DELL AND ASHLEY MILLIGAN
3201 W LELAND AVE, UNIT 310
CHICAGO, IL 60625



MAIL TO:

GEORGIA A. BEATTY
ATTORNEY AT LAW
6102 N. SHERIDAN ROAD, SUITE 502
CHICAGO, IL 60660

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 **RAFAEL AGOSTO**, a married man, is 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 he signed and delivered such instrument as his own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 15th day of February, 2023.

Notary Public

My commission expires:



REAL ESTATE TRANSFER TAX		01-Mar-2023
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00
13-14-207-040-1022 20230201650289 0-116-358-992		

REAL ESTATE TRANSFER TAX		01-Mar-2023
	CHICAGO:	1,500.00
	CTA:	600.00
	TOTAL:	2,100.00
13-14-207-040-1022 20230201650289 0-108-232-528		

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

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LEGAL DESCRIPTION

PARCEL 1: UNIT 310 IN THE LELAND CROSSING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 13 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT OF WAY;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1015344023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL(S) FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS; RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.

PIN: 13-14-207-043-1022

COMMONLY KNOWN AS: 3201 W LELAND AVE UNIT 310
CHICAGO, IL 60625