

23 - 65600

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2308633443 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/27/2023 02:17 PM Pg: 1 of 3

Dec ID 20230301675323  
ST/CO Stamp 0-504-457-424 ST Tax \$600.00 CO Tax \$300.00  
City Stamp 1-846-634-704 City Tax: \$6,300.00

*Above Space for Recorder's Use Only*

THE GRANTOR CHRISTOPHER R. FIGARO, <sup>single</sup> of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to JUSTIN S. BERKSON, as INDIVIDUAL, of the City Chicago and State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See attached.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO, 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; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-33-317-053-1002  
Address(es) of Real Estate: 1738 North Mohawk Street, unit #2, Chicago, Illinois 60614

PLEASE SEE ATTACHED LEGAL DESCRIPTION

The date of this deed of conveyance is dated this 10 day of MARCH, 2023

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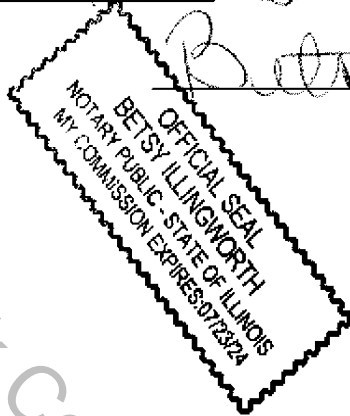
CR

Christopher R. Figaro

State of ILLINOIS, County of COOK, Country of                     . I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher R. Figaro, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to me on this 10<sup>th</sup> day of March, 2029.

Betsy Depina  
Notary Public



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## LEGAL DESCRIPTION

For the premises commonly known as: 1738 North Mohawk Street, Unit #2, Chicago, Illinois 60614; 14-33-317-053-1002

**Legal Description:**

Parcel 1: Unit No.2 in the 1738 North Mohawk Condominium as delineated on a survey of the following described real estate: Lot 59 in Halls Subdivision of Block 52 in the Canal Trustees Subdivision in section 33, Township 40 North Range 14 east of the third principal meridian in Cook Illinois, which survey is attached as exhibit "A" to the Declaration of Condominium recorded in the office of the recorder of deeds of Cook County Illinois on November 21,1996 as document no. 96884189 together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of parking space no.2 a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document no. 96884189.

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This instrument was prepared by:	Send subsequent tax bills to:	Mail recorded document to:
Patrick Tran 4907 N. Hamilton Ave. Chicago, IL 60625	JUSTIN BERKSON 1738 N. MOHAWK UNIT 2 CHICAGO IL 60614	JUSTIN BERKSON 1738 N. MOHAWK UNIT 2 CHICAGO IL 60614