



Chicago Title Insurance Company

UNOFFICIAL COPY

Doc#: 2310119067 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/11/2023 11:19 AM Pg: 1 of 2

Dec ID 20230401690247
ST/CO Stamp 0-735-519-952 ST Tax \$269.00 CO Tax \$134.50
City Stamp 0-430-613-712 City Tax: \$2,824.50

Warranty DEED
ILLINOIS STATUTORY

23GNDP78033NB 1/2

THE GRANTOR(S), Blake Trchka, Single, of 3201 W. Leland Ave., Unit 210, Chicago, IL 60625, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Anthony Wagner, A Single man of 486 Rose Lane, Bartlett, IL 60103, to have and to hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNITS 210 AND GU-18 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LELAND CROSSING CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1015344023, IN SECTION 14, TOWNSHIP 40, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL 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.

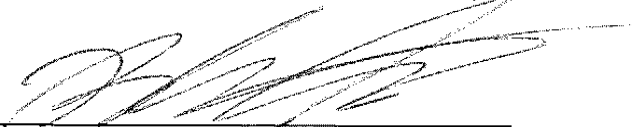
SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

Permanent Real Estate Index Number(s): 13-14-207-040-1010 and 13-14-207-040-1063

Address of Real Estate: 3201 W. Leland Ave., Unit 210, Chicago, IL 60625

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Dated this 5th day of April, 2023.

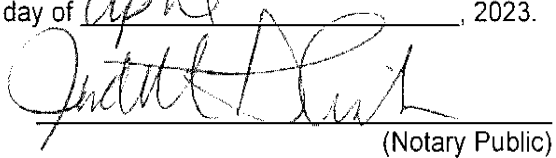
X 

Blake Trchka

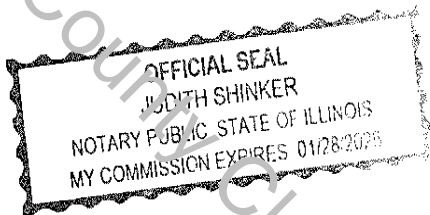
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Blake Trchka**, _____, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as her/his/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

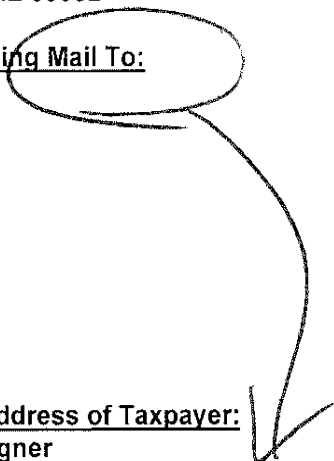
Given under my hand and official seal, this 5th day of April, 2023.


(Notary Public)

Prepared By:
MORTON RUBIN
Attorney at Law
3330 Dundee Rd., Suite C-4
Northbrook, IL 60062



After Recording Mail To:



Name and Address of Taxpayer:
Anthony Wagner
3201 W. Leland Ave., Unit 210, Chicago, IL 60625

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