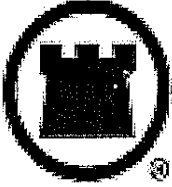


UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

Doc#: 2310129046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/11/2023 09:47 AM Pg: 1 of 3

Dec ID 20230401690509
ST/CO Stamp 0-261-145-808 ST Tax \$168.00 CO Tax \$84.00
City Stamp 1-281-082-576 City Tax: \$1,764.00

Chicago Title
WARRANTY DEED

THE GRANTOR(S), William A. Howard, a single man of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Mimi Investments, LLC, as to 50% interest and Papa Piper Properties LLC, as to 50% interest of _____ of the County of _____, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-28-318-064-1476

Address of Real Estate: 2626 N Lakeview Ave, Unit 4209, Chicago, IL 60614-6173

SIGNATURE ON NEXT PAGE

REAL ESTATE TRANSFER TAX		10-Apr-2023
CHICAGO:		1,260.00
CTA:		504.00
TOTAL:		1,764.00 *

14-28-318-064-1476 | 20230401690509 | 1-281-082-576
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-Apr-2023
COUNTY:		84.00
ILLINOIS:		168.00
TOTAL:		252.00

14-28-318-064-1476 | 20230401690509 | 0-261-145-808

UNOFFICIAL COPY

Dated this 1st day of APRIL, 2023

William A. Howard
William A. Howard

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William A. Howard, a single man personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 1 day of April, 2023

Nicole J. Ferdows
(Notary Public)

Prepared By: William Lundgren
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603



Mail To:

Jay Collins
Collins & Burton, Ltd.
1300 W Belmont Ave, Ste 405
Chicago, IL 60657

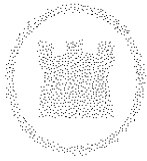
SAME AS BELOW
↓

Name and Address of Taxpayer:
Dawn Piper and Wayne Piper
2626 N Lakeview Ave, Unit 4209
Chicago, IL 60614-5473

*2008 LAKE ISLAND DR.
JOLIET, IL 60435*

Property of Cook County Clerk's Office

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSA130412LP

For APN/Parcel ID(s): 14-28-318-064-1476

UNIT NUMBER 4209 IN THE 2626 N. LAKEVIEW AVE. CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 13, 14, 15 AND 16 IN SUBDIVISION OF BLOCK 3 IN OUT LOT 'A' OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1886 AS DOCUMENT NUMBER 773976 IN BOOK 24 OF PLATS, PAGE 31 IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 23671679, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office