

UNOFFICIAL COPY

Doc#. 2310306075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2023 10:02 AM Pg: 1 of 3

Dec ID 20230401688957
ST/CO Stamp 1-316-439-248 ST Tax \$369.00 CO Tax \$184.50
City Stamp 0-132-695-248 City Tax: \$3,874.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Shane E. Mowery
2448 W. Augusta Boulevard, Unit 2
Chicago, IL 60622

(The Above Space for Recorder's Use Only)

THE GRANTOR Shane E. Mowery, a married person (*non homestead*), of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to ~~Haley D'Amico~~ *Haley D'Amico**, of Chicago, IL in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

** Unmarried woman*
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-01-415-049-1002

Property Address: 2448 W. Augusta Boulevard, Unit 2, Chicago, IL 60622

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

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.

UNOFFICIAL COPY

Dated this 29 day of March, 2023.

[Signature]
Shane E. Mowery

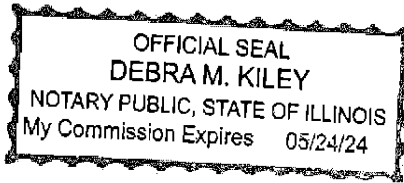
STATE OF ILLINOIS

COUNTY OF COOK

)
) SS,
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shane E. Mowery 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 they signed, sealed and delivered in the 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 notarial seal, this 29th day of March, 2023.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

~~Aaron Minkus~~

Halley C Darnelle
2448 W Augusta Blvd Unit 2
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

~~Halley Darnelle~~

Halley C Darnelle
2448 W. Augusta Boulevard, Unit 2
Chicago, IL 60622

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 2 in 2448 West Augusta Condominiums as delineated on a survey of the following described real estate:

Lot 45 in Block 2 in Charles Counselman's Subdivision of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian;

Which survey is attached as exhibit "D" to the Declaration of Condominium recorded as document number 0623410048, as amended from time to time; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-2 and S-1, limited common elements, as delineated on the survey attached to the Declaration of Condominium aforesaid.

Property of Cook County Clerk's Office