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Doc# 2312433137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2023 12:58 PM Pg: 1 of 3

Dec ID 20230401604845
ST/CO Stamp 0-451-599-568 ST Tax \$855.00 CO Tax \$427.50
City Stamp 1-412-717-776 City Tax: \$8,977.50

PT23-89540 1/2

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR, Maggie Neuder, a single woman, of City of Chicago, County of Cook, State of Illinois, 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 Michael Taylor T. Bell, ~~an unmarried man~~, of City of CHICAGO, County of COOK, State of ILLINOIS, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-05-414-041-1001

Property Address: 1113 W. Chestnut Street, #1E, Chicago, IL 60642

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.

PROPER TITLE, LLC

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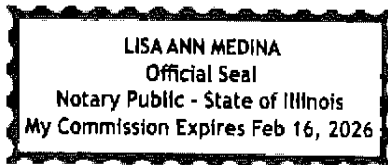
Dated this 28 day of March, 2023.

Maggie Neuder
Maggie Neuder

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Maggie Neuder 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 28 day of March, 2023.



Lisa Ann Medina
Notary Public

THIS INSTRUMENT PREPARED BY
Junilla Sledziewski
Kershner Sledziewski Law, LLC
200 N. LaSalle St., Suite 1550
Chicago, IL 60601

MAIL TO:

~~Michael Taylor Bell~~
~~1113 W. Chestnut Street~~
~~#1E~~
~~Chicago, IL 60642~~

SEND SUBSEQUENT TAX BILLS TO:

Michael Taylor Bell
1113 W. Chestnut Street
#1E
Chicago, IL 60642

KENT NOVIT ESC
100 N. LA SALLE ST
SUITE 1700
CHICAGO, IL 60602

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"EXHIBIT A" ADDENDUM

Parcel 1:

Unit 1E together with its undivided percentage interest in the common elements in The 1113 W. Chestnut Condominium as delineated and defined in the Declaration recorded as document number 2102719032, in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Exclusive right to the use of P-1E and R-1E, limited common elements, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Parcel ID(s): 17-05-414-041-1001, 17-05-414-007-0000, 17-05-414-008-0000