

UNOFFICIAL COPY

Doc# 2313633224 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/16/2023 01:07 PM Pg: 1 of 2

AFTER RECORDING MAIL TO:

~~William Mosconi~~
~~DeFrenza Mosconi, PC~~
~~425 Huehl Road, Building 13A~~
~~Northbrook IL 60062~~

Justin Dunlap
2309 West Wabansia Unit 2 Chicago, IL 60647
SEND SUBSEQUENT TAX BILLS TO:

Justin Dunlap
2309 West Wabansia Avenue Unit 2
Chicago, Illinois 60647

Above Space for Recorder's Use Only

Dec ID 20230401605530
ST/CO Stamp 0-525-288-144 ST Tax \$550.00 CO Tax \$275.00
City Stamp 0-077-906-640 City Tax: \$5,775.00

WARRANTY DEED

PT23 91311 1/2 Statutory (ILLINOIS)
General

THE GRANTOR, ALEXANDER J. SZABO, a married person*, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, CONVEYS AND WARRANTS to GRANTEE, JUSTIN DUNLAP, of _____ the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

PARCEL 1: UNIT NUMBER 2 IN THE 2309 WEST WABANSIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 73 IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCK 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 13, 2004 AS DOCUMENT 0422634083, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0422634083.

COMMONLY KNOWN AS: 2309 WEST WABANSIA AVENUE UNIT 2, CHICAGO, ILLINOIS 60647

PERMANENT INDEX NUMBER: 14-31-327-067-1002

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

GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *Non-homestead property as to Grantor's spouse.

IN WITNESS WHEREOF, Grantors has signed and sealed this Warranty Deed this 19 day of April 2023.

GRANTOR



ALEXANDER J. SZABO

STATE OF Texas)
) SS
COUNTY OF Williamson)

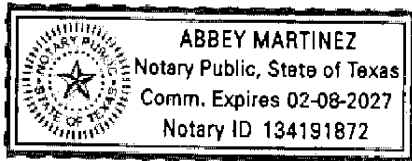
I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, ALEXANDER J. SZABO, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of April, 2023.



NOTARY PUBLIC

Commission Expires: February 08, 2027



This instrument was prepared by:

Law Office of Michael H. Wasserman, P.C.
105 West Madison Street, Suite 401
Chicago, Illinois 60602
(312) 726-1512
www.mhwasserman.com
info@mhwasserman.com