

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

PT 23-90970

1/2

Doc#: 2313733331 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/17/2023 01:51 PM Pg: 1 of 3

Dec ID 20230401606574

ST/CO Stamp 0-497-337-040 ST Tax \$269.00 CO Tax \$134.50

City Stamp 1-092-666-064 City Tax: \$2,824.50

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Katherine Mitchell n/k/a Katherine Van Vonderen, married to Joel Van Vonderen, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Stanislaw P. Waksman, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-33-122-068-1217

Address(es) of Real Estate: 1636 N. Wells Street, Unit 2008, Chicago, IL 60614

The date of this deed of conveyance is 4/18/23.

This Warranty Deed may be signed in counterparts. Signature pages are attached hereto and made a part hereof.

PROPER TITLE, LLC

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## LEGAL DESCRIPTION

For the premises commonly known as: 1636 N. Wells Street, Unit 2008, Chicago, IL 60614

### Legal Description:

#### Parcel 1:

Unit 2008 in Americana Towers Condominium, as delineated on a Survey of the following described parcel of real estate:

Sub-Lot 14 in the Subdivision of Lots 14 to 19 and the South 63 feet of Lot 13 in Gale's North Addition to Chicago in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian; also Lots and parts of Lots in the Subdivision of Lot 20 in Gale's North Addition to Chicago, aforesaid; also Lots and part of Lot in the Subdivision of Lot 21 in Gale's North Addition to Chicago, aforesaid;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 24267612 and filed as Document No. LR991060, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

#### Parcel 2:

Basements created by grant dated October 26, 1926 and filed October 29, 1926 as Document No. LR326084, for the purpose of ingress and egress over the South 8 feet of Lot 4 (except part taken for North Franklin Street), in the Subdivision of Lot 21 in Gale's South Addition Chicago, in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### This instrument was prepared by:

Kristen Duffy  
Duffy Law, LLC  
130 N Garland Ct #4702  
Chicago, IL 60602

#### Send subsequent tax bills to:

Stanislaw P.  
Wick Smundzi  
1636 N. Wells St #2008  
Chicago IL 60614

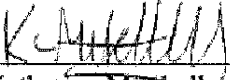
#### Recorder-mail recorded document to:

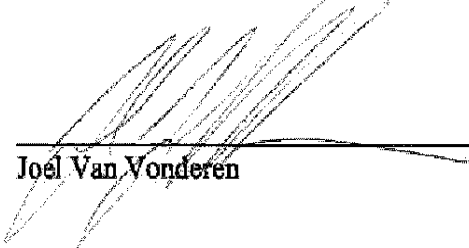
Margaret Gas  
14518 John Humphrey Dr  
Orland Park IL  
60452

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## SIGNATURE PAGE

For the Warranty Deed having the following Grantors conveying Real Estate commonly known as 1636 N. Wells Street, Unit 2008, Chicago, IL 60614 with the following Permanent Real Estate Index Number: 14-33-422-068-1217.

  
Katherine Mitchell n/k/a Katherine Van Vonderen

  
Joel Van Vonderen

State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine Mitchell n/k/a Katherine Van Vonderen and Joel Van Vonderen 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 his/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

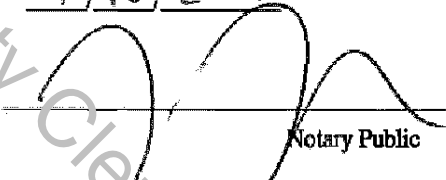
(Impress Seal Here)

OFFICIAL SEAL  
JOSHUA HARPER CROTTY  
Notary Public - State of Illinois  
My Commission Expires Feb. 10, 2027

(My Commission Expires \_\_\_\_\_)

Given under my hand and official seal

9/18/2023

  
Notary Public

Property of Cook County Clerk's Office