

UNOFFICIAL COPY

Doc#: 2314345105 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2023 02:43 PM Pg: 1 of 2

Dec ID 20230501613355
ST/CO Stamp 0-779-555-536 ST Tax \$123.50 CO Tax \$61.75
City Stamp 1-316-426-448 City Tax: \$1,296.75

WARRANTY DEED

PT23-92231

GRANTORS, Kenneth J. Angle, a single person, and Mark L. Valerio, a single person, as joint tenants, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to GRANTEE,

Zachary Swezy

the following described real estate located in the City of Chicago, County of Cook and State of Illinois:

UNIT 412 IN PARK TOWER CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24874698, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

together with the tenements and appurtenances thereunto belonging, to have and to hold in fee simple.

The property is not subject to 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; act suffered or done by Grantee.

PERMANENT REAL ESTATE INDEX NUMBER: 14-08-203-017-1026

ADDRESS OF PROPERTY: 5415 N. Sheridan Road, Unit 412, Chicago, IL 60640

PROPER TITLE, LLC

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This Instrument is signed and sealed this 2^d day of May, 2023.

Kenneth J. Angle
Kenneth J. Angle

Mark L. Valerio
Mark L. Valerio

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in the county and state aforesaid, DO HEREBY CERTIFY that **Kenneth J. Angle** and **Mark L. Valerio**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person this day and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and official seal this 2^d day of May, 2023.

My Commission expires 10/11/26
OFFICIAL SEAL
JAMES E. HUSSEY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/11/26

James E. Hussey
NOTARY PUBLIC

This instrument was prepared by James E. Hussey, 2122 N. Lakewood Ave., Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Zachary Swezy
5415 N. Sheridan Rd Unit 412
Chicago IL 60640

MAIL RECORDED INSTRUMENT TO:

Codillis & Assoc.
15 W 030 North Frontage Rd.
Suite 100
Burr Ridge, IL 60527