

PT23-41025
112

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**WARRANTY
DEED
(ILLINOIS)
(Individual to Individual)**

Doc#: 2314613091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2023 11:40 AM Pg: 1 of 3

Dec ID 20230501611611
ST/CO Stamp 1-452-815-056 ST Tax \$160.00 CO Tax \$80.00
City Stamp 0-982-569-680 City Tax: \$1,680.00

Above Space for Recorder's Use Only

THE GRANTOR, MICHELA PETROSINO, a single person, of 10500 South Artesian Avenue, Unit 2S, Chicago, Illinois 60655, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, **CONVEY and WARRANT** to **QUINN T. McCARTHY**, a single person, of 3200 South Lowe, Apartment 1, Chicago, Illinois 60616, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 24-13-223-032-1007

c/k/a: 10500 South Artesian Avenue, Unit 2S, Chicago, Illinois 60655

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

subject only 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.

- SIGNATURE PAGE FOLLOWS -

PROPER TITLE, LLC

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Dated this 5 day of May, 2023

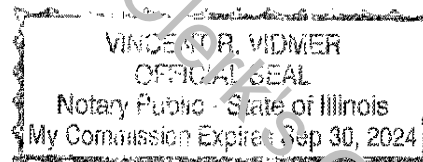
 (SEAL)
MICHELA PETROSINO

State of Illinois }
 }
County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHELA PETROSINO, a single person, 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 she signed, sealed and delivered the said instrument as her 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 official seal, this 5 day of May, 2023


NOTARY PUBLIC

My Commission Expires: September 30, 2024This instrument was prepared by:

Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640

MAIL TO:

QUINN T. MCCARTHY
10500 S. ARTESIAN, UNIT 25
CHICAGO, IL 60655

SEND SUBSEQUENT TAX BILLS TO:

QUINN T. MCCARTHY
10500 S. ARTESIAN, UNIT 25
CHICAGO, IL 60655

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EXHIBIT A - LEGAL DESCRIPTION

UNIT NO. 2S AS DELINEATED ON THE PLAT OF SURVEY FOR THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOTS 1 AND 2 IN BLOCK 3 IN O. RUETER AND COMPANY'S MORGAN PARK MANOR, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1922 AS DOCUMENT 7662035, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS, EASEMENTS, RESTRICTIONS AND COVENANTS, FOR "WESTRIDGE CONDOMINIUMS" MADE BY STANDARD BANK & TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 1995 AND KNOWN AS TRUST NUMBER 14265 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 96401294 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY).