

UNOFFICIAL COPY

PT23-91365 1/3
**WARRANTY
DEED**
**Joint Tenancy
Statutory (Illinois)
(Individual to Individual)**

Doc#: 2315745158 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2023 04:10 PM Pg: 1 of 3

Dec ID 20230501613955
ST/CO Stamp 0-057-518-800 ST Tax \$562.50 CO Tax \$281.25
City Stamp 0-217-164-496 City Tax: \$5,906.25

Above Space for Recorder's Use Only

THE GRANTORS, MATTHEW D. DULL and FERRIN A. CALDWELL, Husband and Wife, of the City of Chicago, 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 **JACOB MANGAS, unmarried, and MEGAN SHISHMAN, unmarried**, of 1625 North Claremont Avenue, Apartment 2R, Chicago, Illinois 60647, not as Tenants in Common, but as **JOINT TENANTS with rights of survivorship**, 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.: 17-06-216-138-1007

c/k/a: 1947 West Evergreen Avenue, Unit G, Chicago, Illinois 60622

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD SAID PREMISES**, not as Tenants in Common, but as **JOINT TENANTS with rights of survivorship**, forever.

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 5th day of May, 2023



MATTHEW D. DULL (SEAL)

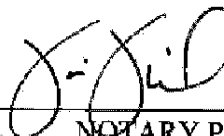


FERRIN A. CALDWELL (SEAL)

State of Illinois }
 } ss
County of Cook }

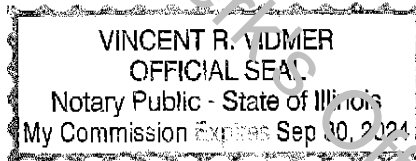
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MATTHEW D. DULL and FERRIN A. CALDWELL, Husband and Wife**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 5th day of May, 2023



NOTARY PUBLIC

My Commission Expires: September 30, 2024



This instrument was prepared by:
Vincent R. Vidmer, Esq.
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218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640

MAIL TO:

KIM FREELAND
806 N. PEORIA
CHICAGO IL 60642

SEND SUBSEQUENT TAX BILLS TO:

Mangas + Shishman
1947 W. Evergreen, Unit G
CHICAGO, IL 60622

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LEGAL DESCRIPTION

PARCEL 1:

UNIT G IN 1947 WEST EVERGREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 27 IN BLOCK 13 IN D. S. LEE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 13, 1998 AS DOCUMENT NUMBER 08025263, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE "G", A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 08025263.

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Office of Cook County Clerk's Office