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file FD23-0443 1/2

WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individual)

Doc#: 2316733329 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2023 01:33 PM Pg: 1 of 3

Dec ID 20230601643383
ST/CO Stamp 1-732-962-000 ST Tax \$676.00 CO Tax \$338.00
City Stamp 2-094-393-040 City Tax: \$7,098.00

THE GRANTOR(S),

Nathaniel A. Pond, a married man of Chicago, Illinois

for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

Benet R. Bartell, AN UNMARRIED MAN.

all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit:

See Attached Exhibit "A"

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; acts done by or
suffered through Buyer; homeowners or condominium association declaration and bylaws, if any;
general real estate taxes not yet due and payable at the time of Closing; hereby releasing and waiving
all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: **17-07-113-027-1001 (Unit) 17-07-113-027-1055 (GU-25) 17-07-113-027-1067 (PU-12)**

Property Address: **612 N. Oakley Blvd Apt. 101, Chicago, IL 60612**

SIGNATURE PAGE FOLLOWS

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Dated this 5th day of June, 2023.

Nathaniel A. Pond
Nathaniel A. Pond

Denise Pond
Denise Pond solely executing to release right of homestead

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:

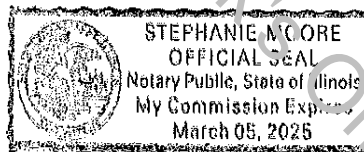
Daniel A. Pond and Denise Pond

is/are personally known to me to be the same person(s) whose name(s) 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.

Subscribed and sworn to before me this 5th day of June, 2023.

Stephanie Moore
Notary Public

My Commission Expires: 03/05/2025



This instrument was prepared by:
Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

MAIL TO:

Benet R. Bartell
612 N. Oakley Blvd., Unit 101
Chicago, IL 60612

SEND SUBSEQUENT TAX BILLS TO:

Benet R. Bartell
612 N. Oakley Blvd., Unit 101
Chicago, IL 60612

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Unit 101 and GU25 and PU 12 in the Village Lofts Condominium as delineated on a survey of the following described tract of land:


Lots 43 to 51 both inclusive in Hopkins Subdivision of Block 9 in the Canal Trustee's Subdivision of Section 7 Township 39 North Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Which survey is attached as an exhibit to the Declaration of Condominium recorded as Document 98450226 together with its undivided percentage interest in the common elements

Parcel 2



The exclusive right to the use of Storage Locker S-1 a limited common element as set forth in the Declaration of Condominium recorded as Document 98450226

PIN(S): 17-07-113-027-1001, 17-07-113-027-1055 and 17-07-113-027-1067

REAL ESTATE TRANSFER TAX		16-Jun-2025
	CHICAGO:	5,070.00
	CTA:	2,028.00
	TOTAL:	7,098.00 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-Jun-20
	COUNTY:	338.
	ILLINOIS:	676.
	TOTAL:	1,014.

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