

UNOFFICIAL COPY

WARRANTY DEED
STATE OF ILLINOIS

Doc# 2317106395 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/20/2023 03:05 PM Pg: 1 of 3

Dec ID 20230401602573
ST/CO Stamp 1-930-335-952 ST Tax \$605.00 CO Tax \$302.50
City Stamp 1-004-771-024 City Tax: \$6,352.50

Above Space for Recorder's Use Only

to David Kravitz

THE GRANTOR, ANNA SWANSON, A MARRIED WOMAN, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO ANTHONY BRONZO, *an unmarried man*

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 838 W. WRIGHTWOOD AVE, CHICAGO, IL 60614-2322 *Unit # 1*

PERMANENT INDEX NUMBER(S): 14-29-413-046-1007

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: June 16, 2023

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Anna Swanson (SEAL)
ANNA SWANSON

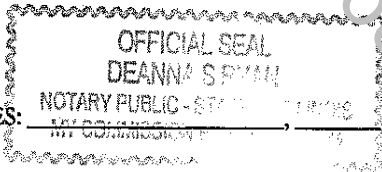
David Kravitz (SEAL)
DAVID KRAVITZ * WAIVING RIGHTS OF HOMESTEAD ONLY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

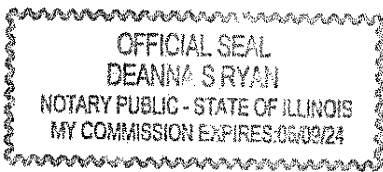
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ANNA SWANSON AND DAVID KRAVITZ, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S 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 NOTARIAL SEAL, THIS 14 DAY OF JUNE, 2023.

MY COMMISSION EXPIRES:

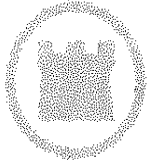


[Signature]
NOTARY PUBLIC



<p>This Instrument was Prepared By:</p> <p>Ryan Law Group, Ltd. 2661 North Lincoln Ave. 1st Flr. Chicago, Illinois 60614</p>	<p>Send Subsequent Tax Bills to:</p> <p>Anthony Bronzo 838 W. Wrightwood Ave #1 Chicago, IL 60614-2322</p>	<p>After Recording Mail To:</p> <p>Anthony Bronzo 838 W. Wrightwood #1 Chicago IL 60614</p>
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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC017829NA

For APN/Parcel ID(s): 14-29-413-046-1007

UNIT NUMBER 818-1 IN WEST WRIGHTWOOD CONDOMINIUM AS DELINEATED ON SURVEY OF: THE EAST 9 FEET OF LOT 22 AND ALL OF LOT 23, THE WEST 7.05 FEET OF LOT 24, THE EAST 15 FEET OF THE WEST 22.05 FEET OF THE SOUTH 83 FEET OF SAID LOT 24, THE SOUTH 63.18 FEET OF THE EAST 2 FEET OF LOT 26 THE SOUTH 63.18 FEET OF LOT 27 AND THE SOUTH 64 FEET OF LOT 24 (EXCEPT THE WEST 22.05 FEET THEREOF) THE SOUTH 64 FEET OF LOT 25 AND THE SOUTH 64 FEET OF LOT 26 (EXCEPT THE EAST 2 FEET OF LOT 26) ALL IN SUBDIVISION OF LOTS 2, 3, 4, 5 AND 6 IN THE SUBDIVISION OF THE EAST 12 ACRES (EXCEPT THE EAST 329.20 FEET THEREOF) OF BLOCK 14 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 2, 1969 AND KNOWN AS TRUST NUMBER 8362 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23196561 AND AS AMENDED BY DOCUMENT NO. 23241141, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Recorder's Office