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THIS DOCUMENT WAS PREPARED BY:

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Doc# 2317246021 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2023 09:43 AM PG: 1 OF 4

Property of Cook County Clerk's Office

## WARRANTY DEED

THIS INDENTURE is made as of this 14<sup>th</sup> day of June, 2023 by and between **Justin Dembo and Kaitlyn Dembo, a married couple**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Megan B Zarnoch as an unmarried person** of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 14-31-328-137-1010

Address of Real Estate: 2241 West Wabansia Avenue, Unit 202, Chicago, IL 60647

SIGNATURE PAGE FOLLOWS

Chicago Title 230 SC 2547172 P 1 of 2 SWS

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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 Justin Dembo and Kaitlyn Dembo, 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 this 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 14th day of June, 2023.

Doris Kay Brubaker  
Notary Public

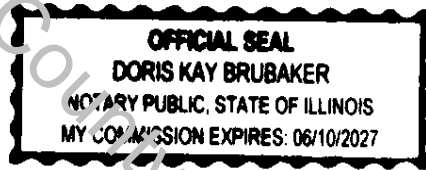
Commission expires:

Send Subsequent Tax Bills To:

Megan B Zarnoch  
2241 W Wabansia Ave # 202  
Chicago IL 60647

After Recording Return To:

Megan B Zarnoch  
2241 W Wabansia Ave # 202  
Chicago IL 60647



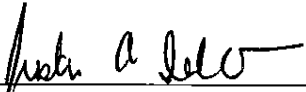
REAL ESTATE TRANSFER TAX		19-Jun-2023
	COUNTY:	275.00
	ILLINOIS:	550.00
	TOTAL:	825.00
14-31-328-137-1010	20230601647548	1-061-656-272


REAL ESTATE TRANSFER TAX		19-Jun-2023
	CHICAGO:	4,125.00
	CTA:	1,650.00
	TOTAL:	5,775.00 *
14-31-328-137-1010	20230601647548	1-104-877-264

Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 14<sup>th</sup> day of June, 2023.

  
Justin Dembo

  
Kaitlyn Dembo

Property of Cook County Clerk's Office  
COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GSC254717LP

For APN/Parcel ID(s): 14-31-328-137-1010

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PARCEL 1:

UNIT 202 IN THE OAKLEY MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 78 TO 85, BOTH INCLUSIVE, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOTS, 210.38 FEET EAST OF THE NORTHWEST 1/4 OF LOT 78 AFORESAID TO A POINT IN THE SOUTH LINE OF SAID LOTS 210.69 FEET EAST OF THE SOUTHWEST CORNER OF LOT 78 AFORESAID (EXCEPT THEREFROM THE WEST 6.0 FEET OF LOT 78 AFORESAID) IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 LYING SOUTHWEST OF MILWAUKEE AVENUE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0509734001; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-37, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.