

8

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WARRANTY DEED



RETURN TO:

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

RETURN TO AND

KAREN A. YARBROUGH

SEND TAX BILLS TO:

COOK COUNTY CLERK

Grace A. Dohnalek and Brett A. Bulthuis
1518 W. Wilson Avenue, Unit 3E,
Chicago, IL 60640

DATE: 06/21/2023 02:21 PM PG: 1 OF 3

THE GRANTOR(S), Michael P. Ellenberger and Kathleen A. Valadez, as husband and wife, of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Grace A. Dohnalek and Brett A. Bulthuis

Strike Inapplicable:

- ~~a) As Tenants in Common~~
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- ~~c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife~~
- ~~d) As an Individual~~

SUBJECT TO THE SECOND INSTALLMENT OF 2022 GENERAL
The following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED


PERMANENT INDEX NUMBER: 14-17-106-043-1005

PROPERTY ADDRESS: 1518 W. Wilson Avenue, Unit 3E, Chicago, Illinois 60640



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

+ GENERAL PROPERTY TAXES AND SUBSEQUENT

Signature and Notary Page Attached

REAL ESTATE TRANSFER TAX		16-Jun-2023
	CHICAGO:	3,300.00
	CTA:	1,320.00
	TOTAL:	4,620.00 *

14-17-106-043-1005 | 20230601643313 | 1-678-060-336
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		19-Jun-2023
	COUNTY:	220.00
	ILLINOIS:	440.00
	TOTAL:	660.00

14-17-106-043-1005 | 20230601643313 | 1-538-070-224

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Dated this 15 day of June, 2023.

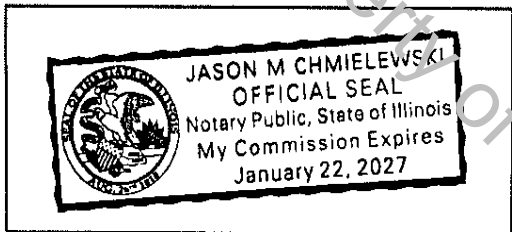
[Signature] (SEAL)
Michael P. Ellenberger

[Signature] (SEAL)
Kathleen A. Valadez

STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Michael P. Ellenberger and Kathleen A. Valadez**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 notarial seal, this 15 day of June, 2023.



NOTARY SEAL

[Signature]
NOTARY PUBLIC

My commission expires on 1/22, 2027

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 31-45,
PROPERTY TAX CODE _____
DATE: _____

Signature of Buyer, Seller or Representative

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC3213660P

For APN/Parcel ID(s): 14-17-106-043-1005

UNIT 3-E IN LO PICCOLO PALAZZO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 28 FEET OF LOT 3 AND THE WEST 25 FEET OF LOT 4 IN SUBDIVISION OF LOT 3 IN THE SUBDIVISION OF THE SOUTH 330 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF THE WEST LINE OF CLARK STREET IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 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 27452755 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office