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WARRANTY DEED **ILLINOIS STATUTORY**

(Individual to Individual)

P723-92352

Doc#. 2317841079 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/27/2023 10:27 AM Pg: 1 of 3

Dec ID 20230601643551

ST/CO Stamp 2-095-773-392 ST Tax \$419.00 CO Tax \$209.50

City Stamp 1-686-959-824 City Tax: \$4,399.50

Kelly Markgraf and Alexandra Cooke, husband and wife of Chicago, Illinois

for and in consideration of Ten and nc/100 DOLLARS, and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Sarah Spieler, unmarried of Chicago, Illinois

all interest in the following described real estate situa et 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: 14-33-201-016-1002

Property Address:

2309 N. Commonwealth Avenue, Unit 2W, Chicago, IL 60614

SIGNATURE PAGE FOLLOWS

WARRANTY DEED PAGE 1 OF 2

PROPER TITLE, LLC

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

Kelly Markgraf and Alexandra Cooke

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 ______ day of _______, 2023.

Notary Public

My Commission Expires: 71 24 25

OLINKA JOHNJON Notary ID #13 / 2271 | 7 My Commission Significant July 28, 2025

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Sarah Spieler 2309 N. Commonwealth Ave., Unit 2W Chicago, IL 60614

Sarah Spieler 2309 N. Commonwealth Ave., Unit 2W Chicago, IL 60614

WARRANTY DEED PAGE 2 OF 2

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"EXHIBIT A" ADDENDUM

Unit 2309-2W together with its undivided percentage interest in the common elements in 2309-19 Commonwealth Condominium as delineated and defined in the declaration recorded November 2, 1979 as document number 25223923, as amended from time to time, in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID(s): 14-33-201-016-1002,

Property of Cook County Clark's Office