

# UNOFFICIAL COPY

Doc# 2317941047 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/28/2023 10:12 AM Pg: 1 of 3

**WARRANTY  
DEED  
(ILLINOIS)**

Dec ID 20230601644774  
ST/CO Stamp 1-762-232-016 ST Tax \$545.00 CO Tax \$272.50  
City Stamp 1-766-426-320 City Tax: \$5,722.50

THE GRANTORS, **BRIAN RATERMAN** and **MASA BIJEDIC**, husband and wife as tenants by the entirety, of 1830 N. Winchester, #311, Chicago, IL, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to The Grantee(s), **JUSTIN HORWITZ**, a single man of 1957 N. Howe, Chicago, IL 60614, all interest in the following described Real Estate commonly known as 1830 N. WINCHESTER AVE. #311 & ~~PK~~, CHICAGO, IL 60622, and locally known as:

## LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, condominium declaration and bylaws, if any, and general real estate taxes not due and payable at the time of the closing.

Permanent Real Estate Index Number(s): 14-31-408-033-1041 and 14-31-408-033-1071

Dated this 8 of June, 2023.



BRIAN RATERMAN



MASA BIJEDIC

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STATE OF ILLINOIS)

) SS.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, **BRIAN RATERMAN** and **MASA BIJEDIC** personally known to me to be the same person(s) whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the 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 notary seal, this 8th day of June, 2023.

Commission Expires 8/14/2025.

*Vicki L. Wong*



NOTARY PUBLIC

**MAIL TO:**

Benjamin Kelly Ivory  
Benjamin Kelly Ivory, LLC.  
77 W Washington St. Ste 1405  
Chicago, IL 60602

**SEND SUBSEQUENT TAX BILLS TO:**

Justin Horwitz  
1830 N. Winchester Ave, #311  
Chicago, IL 60622

This Instrument was prepared by Emily D. Robinson, 1820 N. California Avenue, Chicago, IL 60647

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## EXHIBIT A

The land referred to in this Policy is described as follows:

Unit Numbers 311 and P211 in Bucktown Condominium as delineated on a survey of the following described real estate.

Parcel 1:

Lots 1 to 4 (and the West 1/2 of vacated alley lying East of and adjoining said Lots 1 to 4) and Lots 21 to 25 (also the East 1/2 of vacated alley lying West and adjoining said Lots 21 to 25) in Subdivision of Lots 30 to 53 inclusive, and of Lots 67 to 90, inclusive, in Chicago Land Company's Subdivision of Block 38 of Sheffield's addition to Chicago in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2:

Lot 28 (except the North 16 feet thereof) and Lots 29 (also the West 1/2 of vacated alley lying East of and adjoining said Lot 29) in Subdivision of Blocks 17, 18, 20, 21 (except Lots 1, 6 and 12 in said Blocks 21, 23, 28, 29, 30, 31, 32 (except Lots 1, 2, 3, 6 and 7 in said Block 32) 33, 38, 39, 40 and 41 of Sheffield's addition to Chicago in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian; which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document 95412572, together with its undivided percentage interest in the common elements, in Cook County, Illinois