

FIRST AMERICAN TITLE
FILE # AF1034345

UNOFFICIAL COPY

Doc#: 2319206137 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/11/2023 11:25 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20230701664856
ST/CO Stamp 0-697-392-848 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-696-737-488 City Tax: \$3,412.50

State of Illinois
County of Cook

THE GRANTORS, Andrew Cady and Melissa Cady, husband and wife, as joint tenants, of the County of Cook, State of Illinois, in consideration of Ten Dollars and other good and valuable consideration in hand paid, convey and warrant to: Beth ~~Sarah~~ Eidam, an unmarried woman of 1730 W Greenleaf, Chicago, IL

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

PARCEL 1:

UNIT 210 IN CINEMA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN CINEMA LOFTS CONDOMINIUM SUBDIVISION BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, 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 NUMBER 97260793, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-68, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 97260793.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 97260791 AND EASEMENTS OF THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97260792.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: all easements, conditions, covenants, restrictions of record, leases, all real estate taxes not due as of date of closing.

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Permanent Real Estate Index nos. 14-30-204-067-1010

Address of Property: 1635 W. Belmont Ave., Unit 210, Chicago, IL 60657

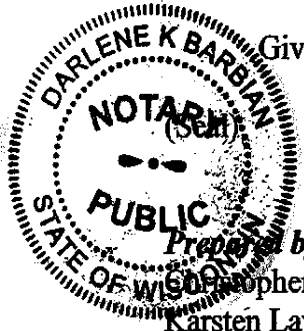
Dated this 21 Day of June 2023

Andrew Cady
Andrew Cady

Melissa Cady
Melissa Cady

State of Illinois, County of Cook:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above persons are personally known to me to be the same person whose name subscribed to the foregoing Instrument, appeared before me this day in persons, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and notarial seal, this 21st day of June, 2023.

Darlene K. Barbian
Notary Public expires 10/18/2025

Prepared by:
Christopher R. Karsten
Karsten Law Offices, LLC
155 N. Wacker Dr., Ste. 4250
Chicago, IL 60606

Mail to: 1635 W Belmont Ave
#210
Chicago, IL 60657

Name and Address of payee: Beth Eidam
1635 W. Belmont +
Unit 210
Chicago, IL 60657