

UNOFFICIAL COPY

Doc#. 2320216065 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2023 02:25 PM Pg: 1 of 3

Dec ID 20230701665685
ST/CO Stamp 1-597-529-808 ST Tax \$700.00 CO Tax \$350.00
City Stamp 1-915-838-160 City Tax: \$7,350.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Aleksandr L. Ioffe and Gene Sapo
846 W. Roscoe Avenue, Unit 4W
Chicago, IL 60657

(The Above Space for Recorder's Use Only)

THE GRANTORS Aleksandr L. Ioffe and Gene Sapo, a married couple, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Jonah Jurkens, *an unmarried man*, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-20-413-101-1008

Property Address: 846 W. Roscoe Avenue, Unit 4W, Chicago, IL 60657

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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

PROPER TITLE, LLC

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Dated this 21 day of June, 2023.

[Signature]
Aleksandr L. Ioffe

[Signature]
Gene Sapo

)
STATE OF ILLINOIS
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Aleksandr L. Ioffe and Gene Sapo 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 in the 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 notarial seal, this 21 day of JUNE 2023.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

Harley Rosenthal
3700 W. Devon Ave.
St E
Lincolnwood, IL
60710

SEND SUBSEQUENT TAX BILLS TO:

Jonah Jurkens
846 W. Roscoe Avenue, Unit 4W
Chicago, IL 60657
1659 W Erie St.
Chgo, IL 60622

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 4W In The 844-846 West Roscoe Condominium, as delineated on a Survey of the following described real estate:

Lots 110 and 111 in Feinberg's Sheridan Drive Addition in the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0614534068, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-4W, a limited common element, as delineated on a Survey attached to the Declaration aforesaid, recorded as Document No. 0614534068.

Property of Cook County Clerk's Office