

3
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**WARRANTY DEED
ILLINOIS STATUTORY**

Doc# 2320845024 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/27/2023 10:06 AM PG: 1 OF 3

THE GRANTOR, Derik Onanian, a single man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

Spencer Hey
and
Julie Walsh

~~As Tenants by the Entirety~~, As Joint Tenants, ~~As Tenants in Common~~ (choose one)

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

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

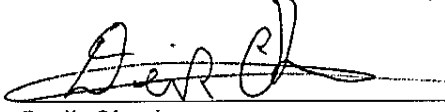
Permanent Real Estate Index Number(s): 11-30-113-034-1005

Address of Real Estate: 824 Mulford St., Unit 1W, Evanston, IL 60202

Chicago Title 2365693356W 184 SJ

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Dated this 13 day of July, 2023

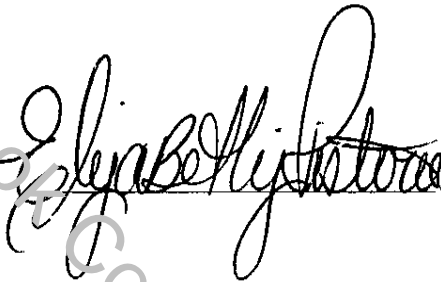


Derik Ohanian

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Derik Ohanian, personally known to me to be the same person whose name is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13 day of July, 2023


(Notary Public)

Prepared By: Bradford Miller Law PC
10 S. LaSalle, Suite 2920
Chicago, IL 60603

After Recording Mail To:

Spencer Hoy + Julie Walsh
96 Wyman St
Jamaica Plain, MA 02130

Name & Address of Taxpayer:

Sanku AshBore

CITY OF EVANSTON 008248
REAL ESTATE TRANSFER TAX
DATE: **PAID JUL 14 2023**
AMOUNT: \$700.00 Agent: LB

REAL ESTATE TRANSFER TAX		25-Jul-2023
COUNTY:		70.00
ILLINOIS:		140.00
TOTAL:		210.00

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CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No. 23GSC693358LP

For APN/Parcel ID(s): 11-30-113-034-1005

UNIT NUMBER 824-TW IN MULFORD COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10, 11, 12 AND 13 IN BLOCK 2 IN BRUMMEL AND CASE HOWARD TERMINAL ADDITION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 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 NUMBER 97207785 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office