

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

FIDELITY NATIONAL TITLE
CH23010758

Doc#: 2322013202 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2023 11:46 AM Pg: 1 of 3

Dec ID 20230601649679
ST/CO Stamp 1-315-475-920 ST Tax \$251.00 CO Tax \$125.50
City Stamp 0-863-556-048 City Tax: \$2,635.50

Above Space for Recorder's Use Only

THE GRANTOR(s) JAIIME L. WIEDMANN and ANTHONY M. WIEDMANN, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to MEG GROELLER* of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

** Megan D. Groeller
219 RUL Touhaine, Deer Park, IL 60010*

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-14-405-039-1013

Address(es) of Real Estate:
4310 N SPAULDING AVE #2N
CHICAGO, IL 60618-2691

The date of this deed of conveyance is 7/3 /2023

Jaime L. Wiedmann
JAIIME L. WIEDMANN

Anthony M. Wiedmann
ANTHONY M. WIEDMANN

State of IL, County of Wapage SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Jaime L. Wiedmann and Anthony M. Wiedmann personally known to me to be the same person(s) whose name(s) is(are) 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 his/her(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 7/3 /2023

(My Commission Expires 3/12/25)

[Signature]

Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 4310 N SPAULDING AVE #2N, CHICAGO, IL 60618-2691

Legal Description:

PARCEL 1: UNIT NUMBER 4310-2 IN THE CULLOM COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 21 AND 22 IN NELSON AND LUNDQUIST'S RESUBDIVISION OF LOTS 25-TO 36, INCLUSIVE, IN BLOCK 1 AND LOTS 13 TO 36 INCLUSIVE, IN BLOCK 2 IN WILLIAM H. CONDON'S SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 27, 2001 AS DOCUMENT NUMBER 0010158249, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-8 AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010158249.

<p>This instrument was prepared by:</p> <p>Mark Edison Law Office Mark E. Edison PC 1415 W. 22nd Street Tower Floor Oak Brook, IL 60523</p>	<p>GRANTEES ADDRESS</p> <p>Send subsequent tax bills to:</p> <p>Megan D. Broeller 4310 N. Spaulding Ave # 2N Chicago, IL 60618</p>	<p>Recorded - mail recorded document to:</p> <p>Justin S. ... 11 S. Duane Ave. Dan. ngton Heights, IL 60605</p>
---	--	---

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

20-Jul-2023



COUNTY:	125.50
ILLINOIS:	251.00
TOTAL:	376.50

13-14-405-039-1013

| 20230601649679 | 1-315-475-920

REAL ESTATE TRANSFER TAX

20-Jul-2023



CHICAGO:	1,882.50
CTA:	753.00
TOTAL:	2,635.50 *

13-14-405-039-1013 | 20230601649679 | 0-863-556-048

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office