

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Karen Patterson
Attorney at law
2400 Ravine Way
Suite 200
Glenview, IL 60025

Doc#: 2322208074 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2023 09:27 AM Pg: 1 of 2

Dec ID 20230701679877
ST/CO Stamp 0-730-241-488 ST Tax \$1,192.50 CO Tax \$596.25
City Stamp 1-188-272-592 City Tax: \$12,521.25

NAME & ADDRESS OF TAXPAYER

Joan M. Stone, as Trustee
57 E. Delaware Place
Unit 2302
Chicago, IL 60611

THE GRANTORS, **WENDY WEISER and IRINA MALINOW**, married to each other, of 57 E. Delaware, Unit 2302, Chicago, IL 60611, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **JOAN M. STONE, AS TRUSTEE OF THE JOAN M. STONE TRUST DATED AUGUST 02, 2022**, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNITS 2302, P-138 AND P-119 IN BRISTOL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, 3, AND THE NORTH 13 FEET OF LOT 4, THE SAID NORTH 13 FEET OF LOT 4 BEING MEASURED ALONG A LINE EXTENDING SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1999 AS DOCUMENT NUMBER 09204946, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 17-03-217-015-1080, 17-03-217-015-1317 & 17-03-217-015-1298
Property Address: 57 E. DELAWARE PLACE, UNIT 2302, P-138 & P-119, CHICAGO, IL 60611

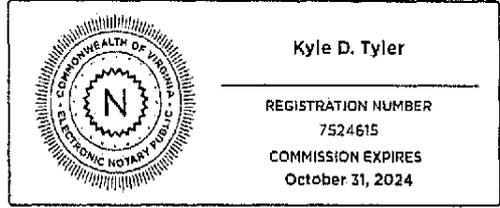
Subject only to the following, if any: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 31st day of July, 2023.

Wendy Weiser (Seal)
WENDY WEISER

Irina Malinow (Seal)
IRINA MALINOW



STATE OF Virginia)
) ss.
COUNTY OF Loudoun)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **WENDY WEISER and IRINA MALINOW, married to each other**, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 31st day of July, 2023.

[Signature]
Notary Public

This instrument was prepared by :
Richard A. Magnone
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631

Notarized online using audio-video communication

Property of Cook County Clerk's Office