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Doc#: 2323413220 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/22/2023 12:20 PM Pg: 1 of 3

Dec ID 20230801604370
ST/CO Stamp 0-863-954-384 ST Tax \$571.00 CO Tax \$285.50
City Stamp 0-172-320-208 City Tax: \$5,995.50

23-65812

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

THE GRANTOR, Andrew Carter, married to Annelisa Amber, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Meredith J. Nordbrock, trustee of the Meredith J. Nordbrock Living Trust, Dated November 6, 2013, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 14-31-328-137-1031
Address(es) of Real Estate: 2247 W. Wabansia Avenue, Unit 403, Chicago, IL 60647

Dated this 14th day of August, 2023

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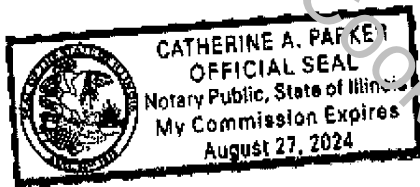
[Signature]
Andrew Carter

annalisa amber
Annalisa Amber, signing for the purpose of waiving
and releasing any and all homestead rights

STATE OF IL COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Carter and Annalisa Amber, 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 14th day of August, 20 23.



[Signature] (Notary Public)

Prepared by:
Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

Mall to:
MEREDITH NORDBRÖCK
2247 W. WABANSIA AVE.
UNIT 403
CHICAGO, IL 60647
Grantees Address

Name and Address of Taxpayer:

Meredith Nordbrock
2247 W. Wabansia Avenue
Unit 403
Chicago, IL 60647

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15826-23-65812-IL

Property Address: 2247 W Wabansia Ave., Unit 403, Chicago, IL 60647

Parcel ID: 14-31-328-137-1031

PARCEL 1:

UNIT 403 IN THE OAKLEY MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 78 TO 85, BOTH INCLUSIVE, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOTS, 210.38 FEET EAST OF THE NORTHWEST CORNER OF LOT 78 AFORESAID TO A POINT IN THE SOUTH LINE OF SAID LOTS, 210.69 FEET EAST OF THE SOUTHWEST CORNER OF LOT 78 AFORESAID (EXCEPT THEREFROM THE WEST 6.0 FEET OF LOT 78 AFORESAID, TAKEN FROM OAKLEY AVENUE) IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4, AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, LYING SOUTHWEST OF MILWAUKEE AVENUE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0509734001, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-40, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.