



UNOFFICIAL COPY

1/2 23GL0023269SK
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2323606213 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2023 02:29 PM Pg: 1 of 3

Dec ID 20230701675322
ST/CO Stamp 1-541-777-872 ST Tax \$750.00 CO Tax \$375.00
City Stamp 0-800-631-248 City Tax: \$7,875.00

(Individual to Individual)

THE GRANTOR(S),

Brian Cavanaugh and Sandra Torres Pachon, husband and wife, of Chicago, Illinois

for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

as joint tenants
Daniel Fabian and Madeline Schaffel, ~~married as tenants by the entirety~~ of Chicago, Illinois

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

See Attached Exhibit "A"

SUBJECT TO: covenants, conditions, and restrictions of record; building lines and public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: **14-32-414-071-1010**

Property Address: **1827 North Dayton Street, #C, Chicago, IL 60614**

SIGNATURE PAGE FOLLOWS

WARRANTY DEED PAGE 1 OF 2

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Dated this 14 day of July, 2023.



Brian Cavanaugh



Sandra Torres Pachon

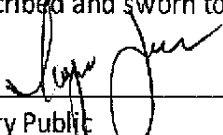
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

Brian Cavanaugh and Sandra Torres Pachon

is/are personally known to me to be the same person(s) whose name(s) are 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.

Subscribed and sworn to before me this 14th day of July, 2023.



Notary Public



My Commission Expires: March 11, 2025

This instrument was prepared by:
Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

MAIL TO:

Daniel Fabian and Madeline Schaffel
1827 North Dayton Street, #C
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Daniel Fabian and Madeline Schaffel
1827 North Dayton Street, #C
Chicago, IL 60614

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LEGAL DESCRIPTION

Order No.: 23GCO023269SK

For APN/Parcel ID(s): 14-32-414-071-1010

UNIT 1827"C" IN WILLOW DAYTON PLACE TOWNHOUSE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 41 TO 47 BOTH INCLUSIVE, AND THE WEST 60 FEET OF LOT 48 (EXCEPT THE SOUTH 7.52 FEET THEREOF) IN BLOCK 1 OF THE SUBDIVISION OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREIN REFERRED TO AS PARCEL);

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1984 AND KNOWN AS TRUST NUMBER 62747 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 85162137 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office