

# UNOFFICIAL COPY

PT23-43810 1/2  
WARRANTY DEED

Doc#: 2324049006 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/28/2023 09:19 AM Pg: 1 of 4

Dec ID 20230801688018  
ST/CO Stamp 0-289-774-032 ST Tax \$770.00 CO Tax \$385.00  
City Stamp 1-300-142-544 City Tax: \$8,085.00

THE GRANTORS, David A. Raccuglia and Majorie King, two unmarried individuals, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Pritpal Singh, all interest in the following described Real Estate situation in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:  
SEE ATTACHED EXHIBIT A & B

STREET ADDRESS: 2301 West Wabansia Avenue, Unit 3, Chicago, Illinois 60647  
PIN: 14-31-327-074-1004

To Have and Hold as SOLE OWNER SUBJECT TO: A) Covenants, Conditions, and Restrictions of Record; B) Private, Public, and Utility Easements, Roads, and Highways; C) General Taxes for the year 2022 and subsequent years; and D) Zoning and Building Restrictions, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 1<sup>st</sup> day of July 2023

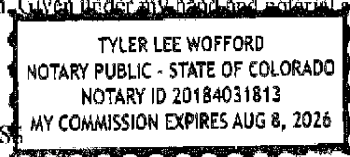
David A. Raccuglia

Marjorie King

Name of Person Preparing Deed: Rachel Sandler, 53 West Jackson, Suite 1442, Chicago, Illinois 60604

STATE OF ~~ILLINOIS~~ <sup>Colorado</sup> ) SS  
COUNTY OF ~~COOK~~ <sup>Denver</sup> )

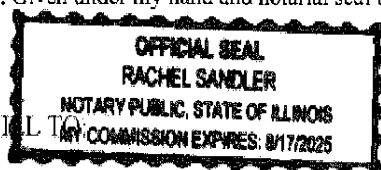
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David A. Raccuglia, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notarial seal this 1<sup>st</sup> day of July 2023.



Notary Public: T. Wofford  
Commission Expires: 8/8/26

STATE OF ILLINOIS ) S  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marjorie King, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notarial seal this 1<sup>st</sup> day of July 2023.



Notary Public: Rachel Sandler  
Commission Expires: 8/17/2025

MAIL DEED & SEND TAX BILL TO:  
Pritpal Singh  
2301 West Wabansia Avenue, Unit 3  
Chicago, Illinois 60647

PROPER TITLE, LLC

# UNOFFICIAL COPY

## EXHIBIT A – LEGAL DESCRIPTION

### PARCEL 1:

UNIT 3 IN THE 2301 WEST WABANSIA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 75 IN INSHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 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 0502027221; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT OF THE USE OF P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

July 26, 2012

This letter addresses the parking assignments in the 2301 W. Wabansia Condo Association. Since the Association was started in 2005, the assignments in the Condo Declarations have been incorrect and have conflicted with the plat survey. The association and the owners have always adhered to the assignments in the plat survey, which are as follows:

Unit 1F – P1 (Easternmost spot in shared garage)

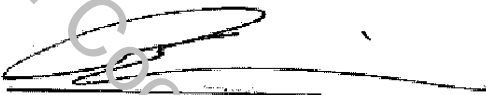
Unit 2 – P2 (Center spot in shared garage)

Unit 3 – P3 (Westernmost spot in shared garage)



Unit 1R – P4 (Spot in private garage with driveway entry from Oakley)

The undersigned unit owners hereby agree to continue to follow the above assignments. We further agree to not interfere with the rights and assignments of the other owners.

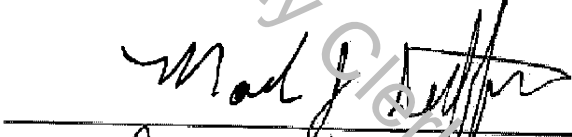
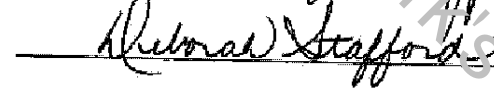
Unit 1F (Steve Koenigsberg)

  
\_\_\_\_\_

Unit 2 (Sean and Melissa Cullen)

  
  
\_\_\_\_\_

Unit 3 (Mark and Deborah Stafford)

  
  
\_\_\_\_\_

Unit 1R (Brian Richardson and Kathleen Finn)

  
  
\_\_\_\_\_

**UNOFFICIAL COPY**EXHIBIT B

July 26, 2012

This letter addresses the parking assignments in the 2301 W. Wabansia Condo Association. Since the Association was started in 2005, the assignments in the Condo Declarations have been incorrect and have conflicted with the plat survey. The association and the owners have always adhered to the assignments in the plat survey, which are as follows:

Unit 1F – P1 (Easternmost spot in shared garage)

Unit 2 – P2 (Center spot in shared garage)

Unit 3 – P3 (Westernmost spot in shared garage)

Unit 1R – P4 (Spot in private garage with driveway entry from Oakley)

The declarations incorrectly identify P4 as assigned to Unit 3. As the owners of Unit 3, the undersigned unit owners hereby agree to continue to follow the above assignment of P3, and to renounce any claim to P4. We further agree to not interfere with or contest the rights of any future owner(s) of Unit 1R to P4.

Unit 3 (Mark and Deborah Stafford)

*Mark J. Stafford*  
*Deborah Stafford*

Cook County Clerk's Office