UNOFFICIAL COPY

Doc#. 2325108180 Fee: $107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2023 11:58 AM Pg: 1 of 3

Dec ID 20230901616636
ST/CO Stamp 0-550-860-240 ST Tax $515.00 CO Tax $257.50
City Stamp 1-937-798-608 City Tax: $5,407.50

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

ETTI, LLC
77 Waverly Avenue
Clarendon Hills, IL 60514

(The Above Space for Recorder's Use Only)

THE GRANTOR ETTI, LLC, for and in consideration of TEN AND 00/100 DOLLARS ($10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Gregory R. Korneta and Lisa W. Korneta, married, whose address is 256 Center Road, Frankfort, IL 60423,

(BUYERS' ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

_____ ~~**Individually**~~

_____ ~~**as Tenants in Common**~~

_____ ~~**as Joint Tenants**~~

Chicago Title
2365A941820HA
1 of 2

____**X**____ **not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety**

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

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-16-404-034-1029

Property Address: 124 W. Polk Street, Unit 505, Chicago, IL 60605

SUBJECT TO: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments

Property of Cook County Clerk's Office

UNOFFICIAL COPY

established pursuant to the Declaration/CCRs; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

This is NOT homestead property.

Dated 08/29/2023

Bradley P Angeletti

ETTI, LLC, Bradley Angeletti as Managing Member

STATE OF Virginia)
) **SS,**
COUNTY OF Loudoun)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bradley Angeletti, as Managing Member for ETTI, LLC 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 it signed, sealed and delivered in the instrument as its 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, 08/29/2023

Kyle D. Tyler
REGISTRATION NUMBER
7524615
COMMISSION EXPIRES
October 31, 2024

Notary Public

Notarized online using audio-video communication

THIS INSTRUMENT PREPARED BY
Wilde Law Group
1016 W. Jackson Blvd.
Chicago, IL 60607

MAIL TO:

Gregory R. Korneta and Lisa W. Korneta
124 W. Polk Street
Unit 505
Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS TO:

Gregory R. Korneta and Lisa W. Korneta
124 W. Polk Street
Unit 505
Chicago, IL 60605

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 23GSA941820HH

For APN/Parcel ID(s): 17-16-404-034-1029

UNIT 505 IN FOLIO SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20 AND 23 IN BLOCK 111 OF E. K. HUBBARD'S SUBDIVISION OF BLOCKS 5, 60, 66, 75, 85, 104, 105, 108, 109, 111 AND 112 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT D TO DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 1, 1994 AS DOCUMENT 94102532 AND AMENDED BY AMENDED DECLARATION RECORDED DECEMBER 6, 1994 AS DOCUMENT 04022157 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office