JAUNOFFICIAL COPY

TCULY
13006237-20
WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Niels Jacobsen 549 West Belden Avenue Chicago, IL 60614 Doc#. 2326113413 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 09/18/2023 02:46 PM Pg: 1 of 3

Dec ID 20230801698427

ST/CO Stamp 0-461-856-208 ST Tax \$340.00 CO Tax \$170.00

City Stamp 1-780-047-312 City Tax: \$3,570.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Niels Jacobsen, an unmarried man, of 549 West Belden Avenue, Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Reece Delgado and Daniel Delgado, wife and husband, of the light of the country of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-33-111-063-1002

Property Address: 549 W. Belden Ave #GFE, Chicago, IL 60614

Hereby releasing and waiving all rights under and by virtue of the Holocstead Exemption Laws of the State of Illinois

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

UNOFFICIAL COPY

	Dated this 4 day of 58	<u>, 2023</u> .
	Joseph L.	
./	Mors Jacobsen	
	STATE OF ILLINOIS)) SS
	COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Niels Jacobsen 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 he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein sectorth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this

OFFICIAL SEAL **Cheri Brichetto** NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Sept. 16, 2024

Coot County Clary THIS INSTRUMENT PREPARED BY Jeffrey S Evens Law Office of Jeffrey S. Evens 6767 N. Milwaukee Ave., Suite 202 Niles, IL 60714

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Law Office of Scott A. Brower 608 S. Washington St Naperville, IL 60540

Reece Delgado 549 W. Belden Ave #GFE Chicago, IL 60614

UNOFFICIAL COPY

EXHIBIT A Legal Description

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

UNIT GFE IN 549-551 WEST BELDEN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 50 FEET OF THE NORTH 19 FEET OF LOT 31 AND THE EAST 50 FEET OF LOTS 32 TO 35 IN SUBDIVISION OF BLOCK 1 IN LAY'S SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87-117136, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. Proberty of Coof County Clerk's Office

PIN: 14-33-111-063-1002

LegalDescription 23006237-20