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WARRANTY DEED ILLINOIS STATUTORY



Doc# 2327222033 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/29/2023 02:52 PM PG: 1 OF 3

23-153740
1 of 3

THE GRANTOR(S), SYLVIA EWING, a married woman, of 3233 W. Palmer St., Unit G, Chicago, IL 60647 for the consideration of TEN & NO/100 (\$10.00) and other good and valuable consideration, in hand paid, do **CONVEY and WARRANT** to **JACOB MILLER, a single man** of 1467 Citadel Dr., Joliet, IL 60435, in Cook County, the following described real estate:

PARCEL 1: UNIT 3233-G IN PALMER PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 3 IN BLOCK 7 IN SHIPMAN, HILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0520618044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.


P I N: 13-35-226-035-1005

ADDRESS OF PROPERTY: 3233 W. PALMER ST., UNIT G, CHICAGO, IL 60647

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

Dated this 14th day of September 2023



SYLVIA EWING

| REAL ESTATE TRANSFER TAX | | 29-Sep-2023 |
|---|---------------|-------------------|
|  | CHICAGO: | 2,043.75 |
| | CTA: | 817.50 |
| | TOTAL: | 2,861.25 * |

13-35-226-035-1005 | 20230901639185 | 0-494-871-504

* Total does not include any applicable penalty or interest due.

NOT HOMESTED PROPERTY

| REAL ESTATE TRANSFER TAX | | 29-Sep-2023 |
|---|---------------|---------------|
|  | COUNTY: | 136.25 |
|  | ILLINOIS: | 272.50 |
| | TOTAL: | 408.75 |

13-35-226-035-1005 | 20230901639185 | 1-723-212-752

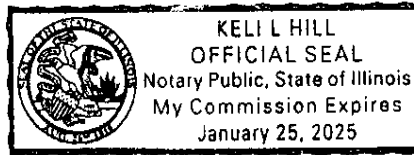
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STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that, SYLVIA EWING, is/are personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 14 day of September, 2023

Keli L Hill
NOTARY PUBLIC



State of Illinois)
) SS
County of Cook)

THIS INSTRUMENT PREPARED BY:
Law Offices of Mark Sciblo, P.C.
5945 N. Elston Ave., Chicago, IL 60646

MAIL TO: after recording:
LUTHBERG LAW LLC
58 N CHICAGO ST, STE 404
JOLIET, IL 60432

GRANTEE AND
SEND SUBSEQUENT TAX BILL TO:
Jacob Miller
3233 W. Palmer St., Unit G
Chicago, IL 60647

Property of Cook County Clerk's Office

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Fidelity National Title

Commitment Number: 23-153740-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

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P.I.N.:
13-35-226-035-1005

C.K.A.: 3233 W Palmer St Unit G, Chicago, IL 60647