

UNOFFICIAL COPY

235T012 MNB

WARRANTY
DEED

112

Doc#: 2328433228 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/11/2023 11:41 AM Pg: 1 of 2

Dec ID 20231001641359
ST/CO Stamp 1-734-923-216 ST Tax \$660.00 CO Tax \$330.00
City Stamp 1-290-195-920 City Tax: \$6,930.00

ILLINOIS

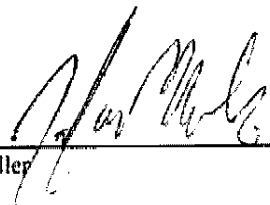
Above Space for Recorder's Use Only

THE GRANTOR(s) Jake Miller and Jessica Miller, Husband and Wife, as Tenants by the Entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00.100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Nolan MacMaster and Laura Taylor, Husband and Wife, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

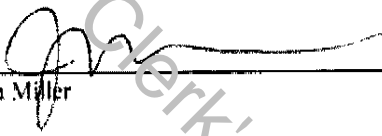
SUBJECT TO: General Real Estate Taxes not yet due and payable; covenants, conditions and restrictions of record and building lines and easements if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

For the premises commonly known as 2542 West Bloomingdale Avenue, Chicago, Illinois 60647
Permanent Real Estate Index Number(s): 13-36-415-064-0000

The date of this deed of conveyance is October 5, 2023.

X 

Jake Miller

X 

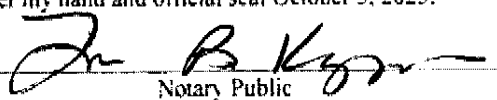
Jessica Miller

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jake Miller and Jessica Miller, Husband and Wife, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) OFFICIAL SEAL
(My Commission Expires) LORI B KNEPPER Given under my hand and official seal October 5, 2023.
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/21/25



Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as 2542 West Bloomingdale Avenue, Chicago, Illinois 60647

Permanent Real Estate Index Number(s): 13-36-415-064-0000

PARCEL 1:

THE SOUTH 51.30 FEET OF THE EAST 19.74 FEET OF THE WEST 186.18 FEET TAKEN AS A TRACT:

THE SOUTH 125.00 FEET OF THE WEST 125.00 FEET OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 32 TO 36 (EXCEPT THE EAST 16 FEET OF SAID LOT 32) IN DYMOND'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 OF THE JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

LOTS 37 TO 43 INCLUSIVE IN DYMOND'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 OF THE JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

LOT 37 TOGETHER WITH THE SOUTH 1/2 OF VACATED ALLEY LYING NORTH AND ADJOINING SAID LOT 37 IN MISS DANIEL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR ACCESS FOR INGRESS AND EGRESS OVER AND ACROSS THE COURTYARD AREA AND INNER DRIVE AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN THE OFFICE OF THE RECORDERS OF DEEDS OF COOK COUNTY, ILLINOIS, RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00545665, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:
Mitchell B. Ruchim
RUCHIM & HUDSON, P.C.
3000 Dundee Road, #415
Northbrook, Illinois 60062

Send subsequent tax bills to:

AND
Laura Taylor
Nolan MacMaster
2542 W Bloomingdale Ave
Chicago IL 60647

Recorder-mail recorded document to: