

UNOFFICIAL COPY

P123-4567 1/1
WARRANTY DEED

Doc#: 2329106263 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/18/2023 02:31 PM Pg: 1 of 2

THE GRANTORS, MICHAEL
BRECLAW and MARTHA A.
STRONG, husband and wife, of
the City of Chicago, County of
Cook, State of Illinois, for and in
consideration of TEN DOLLARS
and other good and valuable
considerations in hand paid,
CONVEY and WARRANT to
Kathleen E. Miller, a single
woman, of Chicago, IL

Dec ID 20230901638701
ST/CO Stamp 1-597-772-752 ST Tax \$220.00 CO Tax \$110.00
City Stamp 0-810-750-928 City Tax: \$2,310.00

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

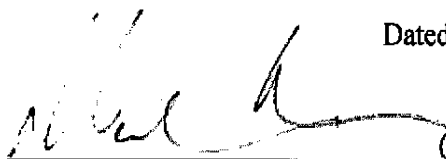
See attached for legal description

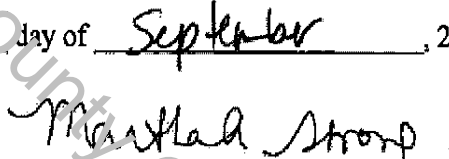
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 11-29-318-015-1018

Address of Real Estate: 1224 W. Chase Ave., Unit 3F, Chicago, Illinois 60626

Dated this 25th day of September, 2023


(SEAL)
MICHAEL BRECLAW

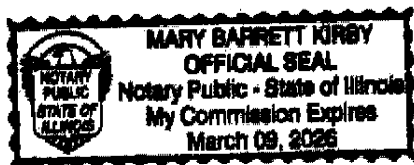

(SEAL)
MARTHA A. STRONG

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 Michael Breclaw and Martha A. Strong, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 25th day of September, 2023


NOTARY PUBLIC



PROPER TITLE, LLC

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Legal Description

UNIT NUMBER 3F IN 1200-1224 WEST CHASE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 12, 13, 14 AND THAT PART OF THE SOUTH ½ OF LOT 15 NORTH OF AND ADJOINING SAID LOTS 12, 13, AND 14 WITH ACCRETIONS IN BLOCK 15 IN THE RESUBDIVISION OF BLOCK 15 OF BIRCHWOOD BEACH IN WEST ½ OF FRACTIONAL SECTION 29, TOWNSHIP 41 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 26233271 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT ONLY TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE BY OR SUFFERED THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED; HOMEOWNERS OR CONDOMINIUM ASSOCIATION DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

This instrument was prepared by:

Mary Barrett Kirby
Manor Law, LLC
5841 N. Oketo Ave.,
Chicago, Illinois 60631

Mail to:

Randall J. Boyer
Zucker & Boyer, Ltd.
3223 Lake Ave., Suite 15C-303
Wilmette, Illinois 60091

Send subsequent tax bills to:

Kathleen E. Miller
1224 W. Chase Ave., Unit 3F,
Chicago, Illinois 60626