

UNOFFICIAL COPY

Doc#: 2334213163 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 10:34 AM Pg: 1 of 3

Dec ID 20231201688852
ST/CO Stamp 1-380-581-328 ST Tax \$600.00 CO Tax \$300.00
City Stamp 1-966-538-704 City Tax: \$6,300.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Brody D. Egelston and Trista A. Greco
N/K/A Trista G. Egelston
3057 N. Clybourn Avenue
Unit 1S
Chicago, IL 60618

(The Above Space for Recorder's Use Only)

THE GRANTORS Brody D. Egelston and Trista A. Greco N/K/A Trista G. Egelston, husband and wife for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Alark Patel and Pooja Patel, husband and wife, whose address is 235 W. Vanburen Street, Unit 4319, Chicago, IL 60607,

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

~~_____ Individually~~

~~_____ as Tenants in Common~~

~~_____ as Joint Tenants~~

~~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): 14-30-108-049-1002

Property Address: 3057 N. Clybourn Avenue, Unit 1S, Chicago, IL 60618

SUBJECT 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.

Chicago Title
2365941849 HA
10/2

UNOFFICIAL COPY

This is NOT homestead property.

Dated 11/22/2023

Brody D. Egelston

Brody D. Egelston

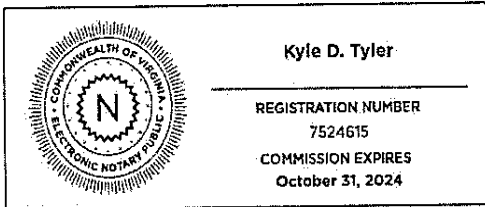
Trista G. Egelston

Trista A. Greco N/K/A Trista G. Egelston

STATE OF Virginia)
) SS,
COUNTY OF Loudoun)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brody D. Egelston and Trista A. Greco N/K/A Trista G. Egelston 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 in the 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 notarial seal, 11/22/2023



KDT
Notary Public

Notarized online using audio-video communication

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

MAIL TO:

Alark Patel and Pooja Patel
3057 N. Clybourn Avenue
Unit 1S
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Alark Patel and Pooja Patel
3057 N. Clybourn Avenue
Unit 1S
Chicago, IL 60618

UNOFFICIAL COPY

EXHIBIT A

Order No.: 23GSA941849HH

For APN/Parcel ID(s): 14-30-108-049-1002

PARCEL 1: UNIT 1S IN THE 3057 NORTH CLYBOURN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 AND 6 IN BLOCK 3 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST QUARTER OF SECTION 30 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 NUMBER 0702209024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-6 AND S-6, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0702209024.

Property of Cook County Clerk's Office