

PT23-96726  
1 of 2

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)

Doc#: 2334806133 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/14/2023 11:09 AM Pg: 1 of 3

THIS DOCUMENT PREPARED BY:  
Paul J. Ochmanek, Esq.  
640 N La Salle Drive, Ste 495  
Chicago, IL 60654-3781

Dec ID 20231101677958  
ST/CO Stamp 0-402-243-536 ST Tax \$453.00 CO Tax \$226.50  
City Stamp 1-919-401-936 City Tax: \$4,756.50

FOR RECORDER'S USE ONLY

Property of Cook County Clerk's Office

THE GRANTOR(S), **JOSHUA WEINSTEIN (a married man) and MYLA WEINSTEIN (signing only to waive homestead property rights)** of **2458 W WALTON ST UNIT 3, CHICAGO, IL 60622**, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEY and WARRANT to GRANTEES, **BENJAMIN JOSEPH**, an unmarried man of 213 <sup>Hawthorn</sup> <sub>Schaumburg IL</sub> the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PINS: 16-01-420-049-1003

Address of Real Estate: 2458 W WALTON ST UNIT 3, CHICAGO, IL 60622

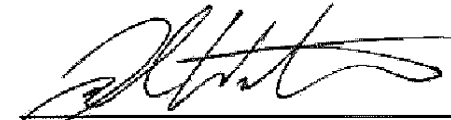
TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

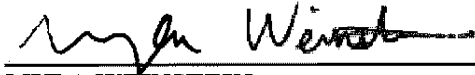
SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

PROPER TITLE, LLC

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IN WITNESS WHEREOF, said Grantors, **JOSHUA WEINSTEIN** and **MYLA WEINSTEIN**, have caused their name to be signed to this Warranty Deed as of this 16<sup>th</sup> day of November, 2023.

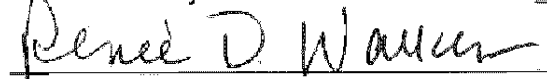
  
\_\_\_\_\_  
**JOSHUA WEINSTEIN**

  
\_\_\_\_\_  
**MYLA WEINSTEIN**

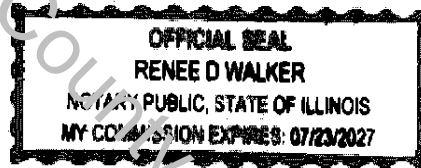
STATE OF IL )  
COUNTY OF COOK ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **JOSHUA WEINSTEIN** and **MYLA WEINSTEIN**, personally known to me to be the same people whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of November, 2023.

  
\_\_\_\_\_  
**Renee D Walker**

NOTARY PUBLIC  
My commission expires: 7/23/2027



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## EXHIBIT A

### LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

**PARCEL 1:**

UNIT NUMBER 3 AND LIMITED COMMON ELEMENT P-2 IN THE 2458 WEST WALTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 49 IN BLOCK 1 IN CARMICHAEL S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 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 0713122162; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF ROOFTOP AREA (FOR THE BENEFIT OF UNIT 3), LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0713122162.

Commitment File No.: #23GND736062RM

For Informational Purposes Only:

PINS: 16-01-420-049-1003

Address of Real Estate: 2458 W WALTON ST UNIT 3, CHICAGO, IL 60622

**MAIL AFTER RECORDING TO:**

Benjamin Joseph  
2458 W Walton St. Unit 3  
Chicago, IL 60622

**MAIL TAX BILLS TO:**

Benjamin Joseph  
2458 W Walton St. Unit 3  
Chicago, IL 60622