

UNOFFICIAL COPY

Doc#: 2334906107 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2023 10:24 AM Pg: 1 of 3

Dec ID 20231201693364
ST/CO Stamp 1-521-098-800 ST Tax \$460.00 CO Tax \$230.00
City Stamp 0-893-263-920 City Tax: \$4,830.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS, Janet Soto and Chris Soto, _____, of _____
_____ for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and
other good and valuable considerations in hand paid, CONVEY AND WARRANT to Michael
Donley and Lauren Gardier, unmarried, of 2402 W. Carmen Ave. #308 Chicago, IL 60625
_____, not as tenants by the entirety, nor as tenants in common, but as joint tenants, 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): 14-17-125-036-1003

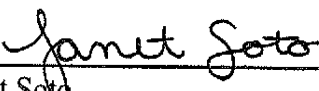
Property Address: 4445 North Magnolia Avenue, Unit 3, Chicago, IL 60640

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

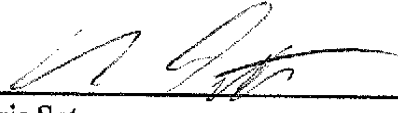
SUBJECT TO: covenants, conditions and restrictions of record and building lines and
easements, if any, provided they do not interfere with the current use and enjoyment of the Real
Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 30 day of Nov, 2023.



Janet Soto



Chris Soto

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Janet Soto and Chris Soto 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, this 30 day of Nov, 2023.



Notary Public



THIS INSTRUMENT PREPARED BY
Adam Gilbert
Gilbert Law Group
161 N. Clark St., Suite 1700
Chicago, IL 60601

MAIL TO:
Michael Donley
Lauren Gardier
4445 N. Magnolia #3
Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:
Michael Donley + Lauren Gardier
4445 N. Magnolia, #3
Chicago, IL 60640

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EXHIBIT "A" Legal Description

Parcel 1:

Unit Number 4445-3 together with its undivided percentage interest in the common elements in 4445-47 N. Magnolia Condominium as delineated and defined in the Declaration recorded as Document No. 0814122114, in the East 1/2 of the Northwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Exclusive use for parking and storage purposes in and to parking space No. P-6 and storage space No. S-2, limited common element, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)

