

A23-4660 AB

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WARRANTY DEED

Prepared by:

EUGENE KLEIN
5440 N. CUMBERLAND AVE # 150
CHICAGO, IL 60656
(773) 714-1648

Doc#: 2335233481 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/18/2023 03:21 PM Pg: 1 of 3

Dec ID 20231101676570
ST/CO Stamp 0-298-127-408 ST Tax \$440.00 CO Tax \$220.00
City Stamp 1-640-304-688 City Tax: \$4,620.00

Tax Bill/ Grantee Address

Jay Rosenberg
4851 N Talman Ave
Unit 1
Chicago IL 60625

Mail Deed to:

Lisa Saul, Esq. 191 N. Wacker Suite 3100
Chicago, IL 60606

THE GRANTORS, **Andrei Prokurat and Mary Dechitol**, husband and wife, as tenants by the entirety for valuable consideration the sufficiency and receipt of which is hereby acknowledged and in hand paid, CONVEY and DEED to, **Jay Rosenberg and Deborah Cohen, Husband and Wife, as Tenants by the Entirety** all interest in the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

LEGAL DESCRIPTION: ATTACHED AS EXHIBIT A HERETO

Property Index Number ("PIN"): 15-12-418-019-1002

Commonly known as 4851 N. Talman Avenue, Unit 1, Chicago, IL 60625

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In Witness Whereof, the Grantor(s) aforesaid have set their hands and seals on Nov. 30, 2023

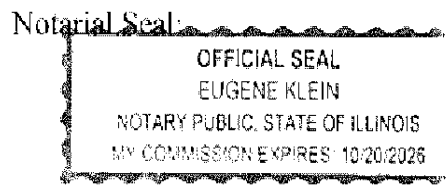
A Prokurat
ANDREI PROKURAT

State of IL)
County of Cook)

I, the undersigned Notary Public in and for the said county and State, do hereby certify **ANDREI PROKURAT** known to me to be the same persons whose name and signature is subscribed to the above document, appeared before me in person and acknowledged signing and delivering the said document as the free and voluntary act, for the uses and purposes as set forth therein, and, upon presenting a proof of identification, certified to the correctness and validity of the signature as it appears above.

Given under my hand and official seal this 30 day of NOV., 2023 [SEAL]

Notary Signature Mary Bechtol
MARY BECHTOL

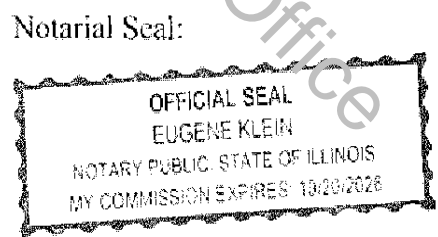


State of IL)
County of Cook)

I, the undersigned Notary Public in and for the said county and State, do hereby certify **MARY BECHTOL** known to me to be the same persons whose name and signature is subscribed to the above document, appeared before me in person and acknowledged signing and delivering the said document as the free and voluntary act, for the uses and purposes as set forth therein, and, upon presenting a proof of identification, certified to the correctness and validity of the signature as it appears above.

Given under my hand and official seal this 30 day of NOV., 2023 [SEAL]

Notary Signature Mary Bechtol



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Legal Description

Unit 1 in 4851 Talman Condominium as delineated on a Plat of Survey of the following described real estate:

Lot 37 in the Subdivision of the West 52 feet of Lot 46 and all of Lots 49, 52, and 55 of Shackford's Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded May 17, 2000, in the office of the recorder of deeds, Cook County, Illinois, as Document Number 00354559, together with its undivided percentage interest in the common elements in Cook County, Illinois.


Parcel 2:



The exclusive right to the use of G-2, a limited common element, as delineated on the survey attached to the declaration of condominium recorded as document number 00354559.

Property Address:

4851 N Talman Ave, Unit 1
Chicago, IL 60625

Pin: 13-12-418-019-1002

REAL ESTATE TRANSFER TAX		17-Dec-2023
	CHICAGO:	3,300.00
	CTA:	1,320.00
	TOTAL:	4,620.00
13-12-418-019-1002 20231101676570 1-640-304-688		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		17-Dec-2023
	COUNTY:	220.00
	ILLINOIS:	440.00
	TOTAL:	660.00
13-12-418-019-1002 20231101676570 1-640-304-688		