

UNOFFICIAL COPY

Doc#: 2336333233 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2023 11:36 AM Pg: 1 of 2

PT23-96520 1/2
WARRANTY DEED

Illinois Statutory

Mail to:

**235 W. Van Buren St., #4615
Chicago, IL 60607**

Dec ID 20231101678137
ST/CO Stamp 0-374-857-776 ST Tax \$455.00 CO Tax \$227.50
City Stamp 1-717-035-056 City Tax: \$4,777.50

THE GRANTOR(S) Kevin M. McGuire and Amira Samy, a married couple, of 235 W. Van Buren St., #4615, Chicago, IL, County of Cook, State of Illinois, for the for the consideration of Ten & no/100 (\$10.00) and other good and valuable consideration, in hand paid, does hereby convey and warrant to:

Jeremiah Broughton, *a single individual*

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

Unit 4615 and P-75, in The 235 W. Van Buren Condominiums, as delineated on a survey of the following described property:

That part of Lots 65, 66, 67, 68, 69, 70, 71, 72, 73 and 74 (taken as a tract) in Block 90 in School Section addition to City of Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached to the Declaration of Condominium recorded as document 0915934034, as amended from time to time; together with an undivided percentage interest in the common elements.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements, AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

P.I.N. 17-16-238-028-1656 and 17-16-238-028-1662
Property Address: 235 W. Van Buren Street, Unit 4615, Chicago, IL 60607

DATED: 12/8, 2023


Kevin M. McGuire


Amira Samy

PROPER TITLE, LLC

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STATE OF NC)
)
COUNTY OF Wake)

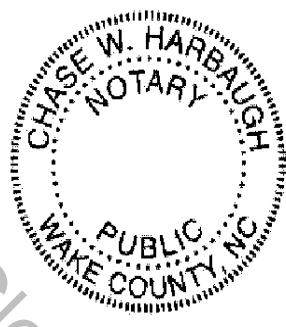
The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Kevin M. McGuire and Amira Samy, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (s)he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 8th day of december, 2023.

Chase W Harbaugh CH

Chase W Harbaugh
Notary Public
(Seal)

Mail subsequent tax bills to: Jeremiah Beaudin 235 W VAN BUREN ST #4015 CHICAGO IL 60607
THIS INSTRUMENT PREPARED BY: The David Frank Law Group, 3400 Dundee Road, Suite 320, Northbrook, IL 60062



Cook County Clerk's Office