

UNOFFICIAL COPY

1 of 1
TRUITY
TITLE
23009163.20

**General Warranty Deed
Statutory (ILLINOIS)
General**

Doc#: 2400206460 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/02/2024 03:30 PM Pg: 1 of 2

Dec ID 20240101605828
ST/CO Stamp 1-614-129-200 ST Tax \$1,290.00 CO Tax \$645.00
City Stamp 0-153-200-688 City Tax: \$13,545.00

Above Space for Recorder's Use Only

THE GRANTOR(S), MICHAEL CHOOKASZIAN, a married person, of the City of Wilmette, State of Illinois, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to ELIZABETH FREIER, a(n) Individual person, whose address is: 600 N Garfield St, Unit 907, Chicago, IL 60641, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

THE EAST 39.50 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: THE SOUTH 15.00 FEET OF LOT (1 TO 6, ALL INCLUSIVE LYING EAST OF THE WEST LINE OF VACATED 18.00 FOOT ALLEY EXTENDED NORTH, IN G FITCH'S SUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 98.99 AND 100, ALL INCLUSIVE, IN G. FITCH'S SUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE 18.00 FOOT VACATED ALLEY LYING NORTH OF THE SOUTH LINE OF LOT 63 EXTENDED EAST IN G. FITCH'S SUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE LAND SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED AS DOCUMENT 971432003.

PROPERTY IDENTIFICATION NUMBER: 14-31-429-050-0000

**PROPERTY COMMONLY KNOWN AS: 1650 N. PAULINA St.
CHICAGO, IL 60622**

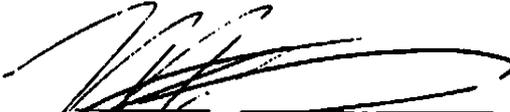
This Property is not Homestead Property under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) general real estate taxes not yet due and payable; (2) covenants, conditions and restrictions of record; (3) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the subject real estate.

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Dated this 27th day of November, 2023

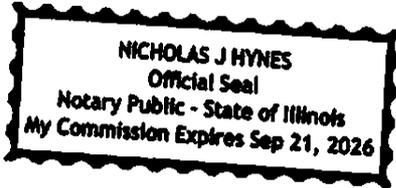
PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

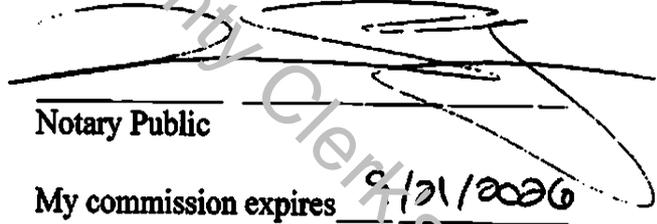

MICHAEL CHOOKASZIAN

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that **MICHAEL CHOOKASZIAN**, 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 she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: November 27, 2023.





Notary Public
My commission expires 9/21/2026

After Recording Mail to:

Elizabeth Freier
1650 N. Paulina
Chicago, IL 60622

Send Subsequent Tax Bills to:

Elizabeth Freier
1650 N. Paulina
Chicago, IL 60622

This Instrument Was Prepared by:
Whose Address Is:

Hynes Law Group, P.C.
782 Busse Hwy, IL 60068