

UNOFFICIAL COPY

Doc#: 2400506096 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2024 09:59 AM Pg: 1 of 5

Dec ID 20231201698033
ST/CO Stamp 1-440-297-008 ST Tax \$220.00 CO Tax \$110.00
City Stamp 1-280-995-376 City Tax: \$2,310.00

WARRANTY DEED

PT23-96817 1/2

Grantors, Kelsey Ann Donahue and Jordan Lewis Shadur Mainzer, wife and husband of Chicago, Illinois for and in consideration of Ten and ⁰⁰/₁₀₀ Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Vallarie Franchesca Perez, unmarried of Chicago, IL the Real Estate located at and commonly known as:

1951 N. Monticello Avenue, Unit G, Chicago, Illinois 60647;


P.I.N.: 13-35-306-049-1005

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

PROPER TITLE, LLC

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Kelsey Ann Donahue

STATE OF IL)
 COUNTY OF Cook) SS.

I, Maksim Matusevich, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Kelsey Ann Donahue, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

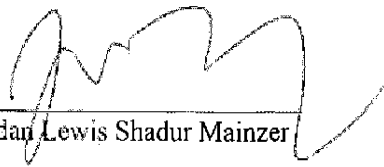
GIVEN under my hand and official seal, this 15th day of December, 2023.

 NOTARY PUBLIC



PROPERTY OF Cook County Clerk's Office

UNOFFICIAL COPY

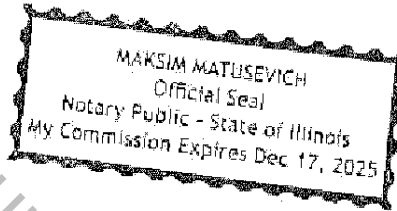

Jordan Lewis Shadur Mainzer

STATE OF IL
COUNTY OF Cook SS.

I, Maksim Matusevich, a notary public in and for said County, in the State of IL.
DO HEREBY CERTIFY that Jordan Lewis Shadur Mainzer, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15th day of December, 2023.

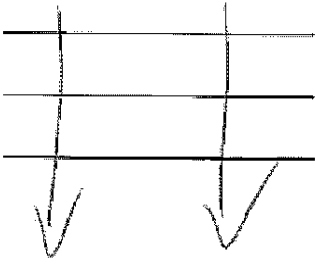
NOTARY PUBLIC



Notary of Cook County Clerk's Office

UNOFFICIAL COPY

Mail Deed:



Mail Tax Bill:

Vallarie Francesca Perez
1951 N. Monticello Ave. Unit G
Chicago, IL 60647

This instrument was prepared by:

Namit Bammi, Esq
Bammi Law Group LLC
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601

Property of Cook County Clerk's Office

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Exhibit A / Legal Description

PARCEL 1:

UNIT NUMBER 1951-G IN THE MICHAEL MANOR ON MONTICELLO CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 AND 11 IN BLOCK 1 IN DELAMETER'S SUBDIVISION OF THE NORTH 430 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING BELOW ELEVATION 36.20 FEET CITY OF CHICAGO DATUM (SAID ELEVATION DESCRIBING A HORIZONTAL PLANE BETWEEN THE FIRST FLOOR CEILING AND THE TOP OF THE SECOND FLOOR) AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10, 47.64 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR BRICK WALL; THENCE WEST, ALONG SAID FACE 27.00 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR BRICK WALL; THENCE SOUTH ALONG SAID FACE, 6.95 FEET TO A POINT ON THE - EASTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE WEST ALONG SAID EXTENSION AND FACE, 21.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11, SAID POINT BEING 54.59 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH ALONG SAID WEST LINE, 54.59 FEET TO SAID NORTHWEST CORNER OF SAID LOT 11; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11, 18.97 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH, ALONG SAID EXTENSION AND FACE 32.32 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE EAST ALONG SAID FACE, 3.33 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH ALONG SAID FACE AND NORTHERLY EXTENSION THEREOF, 32.32 FEET TO A POINT ON THE AFORESAID NORTH LINE OF LOT 11; THENCE EAST, ALONG THE NORTH LINE OF SAID LOTS 10 AND 11, 25.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0906503052, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.