

UNOFFICIAL COPY

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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2401040107 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2024 11:57 AM Pg: 1 of 2

Dec ID 20240101607039
ST/CO Stamp 0-290-248-752 ST Tax \$865.00 CO Tax \$432.50
City Stamp 1-926-772-784 City Tax: \$9,082.50

GIT

THE GRANTOR, **Ari Lifschutz**, married to **Adrian Amrine**, of the State of Illinois, County of Cook, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT TO:

M,
Daniel Willy, an unmarried person of Chicago, Ill the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1421 N. WOOD STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0526634071, AS AMENDED, IN THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2 AND ROOF TOP, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

Common Address: **1421 N Wood Street, Unit 2, Chicago, IL 60622**

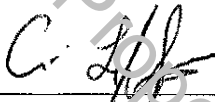
Permanent Real Estate Index Number(s) **17-06-213-058-1002**

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

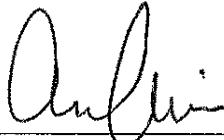
And the said Granter hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, Grantor, has hereunto set hand and seal the day and year first above written.
Dated this 19 day of December, 2023



Ari Lifschutz




Adrian Amrine

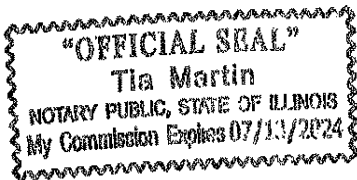
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, **Ari Lifschutz and Adrian Amrine**, 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 they signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of December, 2023



NOTARY PUBLIC



MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

Dylan Goldstein and Robert Petrakis
708 W. Melrose Street
Chicago, IL 60657

Daniel M. Willy
1421 N. Wood St.
#2
Chicago, IL 60622

This instrument was prepared by: *Dennis Ansong 203 N LaSalle Street, Suite 2100, Chicago, Illinois, 60601*

REAL ESTATE TRANSFER TAX 08-Jan-2024

| | | |
|---|-----------------|------------|
|  | CHICAGO: | 6,487.50 |
| | CTA: | 2,595.00 |
| | TOTAL: | 9,082.50 * |

17-06-213-058-1002 | 20240101607039 | 1-826-772-784

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 08-Jan-2024

| | | | |
|---|--|------------------|----------|
|  |  | COUNTY: | 432.50 |
| | | ILLINOIS: | 865.00 |
| | | TOTAL: | 1,297.50 |

17-06-213-058-1002 | 20240101607039 | 0-290-248-752