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774019 10F2

WARRANTY DEED
ILLINOIS STATUTORY
ESTATE



24012340150

Doc# 2401234015 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2024 09:53 AM PG: 1 OF 5

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

Preparer File: AF4030572
FATIC No.: AF1039172

THE GRANTOR, ANGELA RENEE MALUGA A/K/A ANGEL MALUGA, not individually, but solely as Independent Administrator, of the ESTATE OF THOMAS MICHAEL MALUGA, deceased, (the "Grantor") by virtue of letters of office issued to the Independent Administrator by the Circuit Court of Cook County, Illinois, in Case No. 2023P001275, and in the exercise of the power of sale granted to the Independent Administrator in pursuance of every other power and authority for and in consideration of the sum of \$222,900.00 in full purchase price, and other valuable consideration, the receipt of which is hereby acknowledged, the Administrator of the said estate does hereby CONVEY(S) and WARRANT(S) to Kyle Louis McCoskey, and Ileana Nadine Mauricio, husband and wife as TENANTS BY THE ENTIRETY as Grantee(s), of the City of Chicago, County of Cook, State of IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

~~UNIT #3 IN THE 2311 WEST ARTHUR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:~~

~~LOT 82 IN ARTHUR AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 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 0516039059, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.~~

PARCEL 2:

~~THE EXCLUSIVE RIGHT TO USE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0516039059. see attached @~~

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Property, and general real estate taxes not due and payable at the time of conveyance.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 11-31-313-038-1003

SIGNATURE ON FOLLOWING PAGE



First American
Title Insurance Company

S Y
P 5
S Y-1
SC Y
INT EX

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Address(es) of Real Estate: 2311 W. ARTHUR UNIT 3
CHICAGO, Illinois 60645

Dated this 22nd day of DECEMBER, 2023

By: Angela Renee Maluga
ANGELA RENEE MALUGA A/K/A ANGEL MALUGA
As Independent Administrator OF THE ESTATE OF THOMAS MICHAEL MALUGA

STATE OF ILLINOIS,
COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANGELA RENEE MALUGA A/K/A ANGEL MALUGA, independent Administrator of ESTATE OF THOMAS MICHAEL MALUGA, personally known to me to be the same person(s) whose name(s) are subscribed to 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 22nd day of DECEMBER, 2023.



Marc L. Muskat
Notary Public

Prepared by:
MARC L. MUSKAT, ATTORNEY
2657 Walters Ave.
Northbrook, IL 60062

Mail to:
MR. STEVEN R. FELTON
STEVEN R. FELTON & ASSOCIATES, PC
134 N. LASALLE ST.
SUITE 1720
CHICAGO, IL 60602

Name and Address of Taxpayer:

KYLE LOUIS MCCOSKEY AND ILEANA NADINE MAURICIO
2311 W. ARTHUR
UNIT 3
CHICAGO, IL 60645



First American
Title Insurance Company

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File No: 774019

EXHIBIT "A"

PARCEL ONE:

UNIT NO. 3, IN THE 2311 WEST ARTHUR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 82 IN ARTHUR AVENUE SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 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 0516839059, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0516839059.

11-31-313-038-1003 (A)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

10-Jan-2024



CHICAGO:

1,672.50

CTA:

669.00

TOTAL:

2,341.50

11-31-313-038-1003 | 20231201694757 | 2-131-032-112

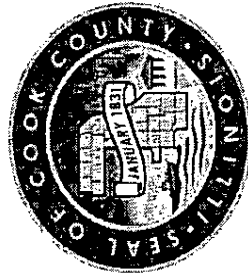
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

10-Jan-2024



COUNTY:
ILLINOIS:
TOTAL:

111.50
223.00
334.50

11-31-313-038-1003

20231201694757

1-843-410-992

Property of Cook County Clerk's Office