

# UNOFFICIAL COPY

Doc#. 2401633331 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/16/2024 02:41 PM Pg: 1 of 2

*First American Title Insurance Co.*  
**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual**

Dec ID 20240101610900  
ST/CO Stamp 1-125-073-968 ST Tax \$185.00 CO Tax \$92.50  
City Stamp 0-855-147-568 City Tax: \$1,942.50

1 of 2  
**FIRST AMERICAN TITLE  
FILE # AF 1040270**

THE GRANTOR, Patrick Wojtak, <sup>A Married Man, \*</sup> for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Samuel J. Bower, <sup>An Unmarried Man</sup>, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 4836-1B IN THE MAGNOLIA COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 15 AND 16 (EXCEPT THE WEST 16 FEET FOR ALLEY) IN BLOCK 4 IN RUFUS C. HALL'S ADDITION TO ARGYLE IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98732265 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

***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***

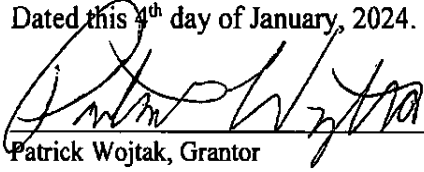
Permanent Real Estate Index Number(s): 14-08-317-043-1004

Address of Real Estate: 4836 N. Magnolia Avenue, Unit 1B, Chicago, Illinois 60640

\* This is the Grantors NON-HOMESTEAD Property

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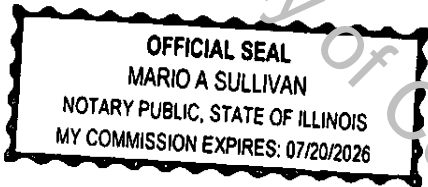
Dated this 4<sup>th</sup> day of January, 2024.

  
Patrick Wojtak, Grantor

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patrick Wojtak, 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 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 and waiver of the right of homestead.

Given under my hand and official seal, this 4<sup>th</sup> day of January, 2024.



  
\_\_\_\_\_(Notary Public)

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**Prepared By:** Johnson and Sullivan, Ltd.  
11 East Hubbard Street, Suite 702  
Chicago, Illinois 60611  
*Peter Johnson*

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**Mail To:**  
~~Anthony J Bonomo~~ Samuel J. Bower  
~~444 North Michigan Ave.~~ 4836 N. Magnolia Ave. Unit 1B  
~~Suite 1200~~ Chicago, IL 60640  
~~Chicago, Illinois 60611~~

**Name & Address of Taxpayer:**  
Samuel J. Bower  
4836 N. Magnolia Avenue, Unit 1B  
Chicago, Illinois 60640