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24022450500

BT 2210023-01520
WARRANTY DEED (143)

Doc# 2402245050 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/22/2024 01:32 PM PG: 1 OF 3

Statutory (Illinois)
(Individual to Corporation)

Above Space for Recorder's Use Only

THE GRANTOR(S) Christopher Eobstel and Elisa Eobstel, husband and wife, as tenants by the entirety, in the city of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to **Cartus Financial Corporation**, a corporation created and existing under and by virtue of the laws of the State of Delaware, having a principal place of business at 40 Apple Ridge Road, Danbury, CT 06810

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

SUBJECT TO: General taxes for 2023 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 13-25-430-046-1001

Address(es) of Real Estate: 2448 North Artesian Avenue, Unit 1, Chicago, Illinois 60621

Dated this 7 day of November, 2023

x Christopher Eobstel

(SEAL)

x Elisa Eobstel

(SEAL)

Christopher Eobstel

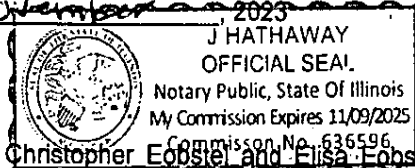
Elisa Eobstel

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County. Given under my hand and official seal, this 7 day of November, 2023

x [Signature]
Notary Public



in the state aforesaid, DO HEREBY CERTIFY that Christopher Eobstel and Elisa Eobstel, are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

S Y
P 3
S Y-1
SC Y
INTEK

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County Clerk's Office

This instrument was prepared by: Peter L. Marx, 7104 West Addison, Illinois 60634 (773) 283-8960

~~MAIL TO:~~
Peter L. Marx
Attorney at Law

7104 West Addison
Chicago, Illinois 60634

SEND SUBSEQUENT TAX BILLS TO:
Mardan Settlement Services
Attn: Al Deterding

3001 Leadenhall Road

Mount Laurel, NJ 08054

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

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Burnet File Number: 2210023-01520

EXHIBIT A

LEGAL DESCRIPTION



PARCEL 1:


UNIT 1 IN THE 2448 ARTESIAN CONDOMINIUMS, AS DELINEATED ON A SURVEY RECORDED WITH THE DECLARATION OF CONDOMINIUM DATED JANUARY 6, 2021 AND RECORDED FEBRUARY 2, 2021 AS DOCUMENT NUMBER 2103322005 OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 32 IN BLOCK 28 IN ALBERT CROSBY AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2103322005.

Permanent Index Number(s): 13-25-430-046-1001

REAL ESTATE TRANSFER TAX		22-Jan-2024
	COUNTY:	382.50
	ILLINOIS:	765.00
	TOTAL:	1,147.50
13-25-430-046-1001		20231201699097 2-117-405-744

REAL ESTATE TRANSFER TAX		22-Dec-2023
	CHICAGO:	5,737.50
	CTA:	2,295.00
	TOTAL:	8,032.50 *

13-25-430-046-1001 | 20231201699097 | 1-219-194-928

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