

# UNOFFICIAL COPY

Doc#: 2402913262 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/29/2024 02:17 PM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20240101617236  
ST/CO Stamp 0-438-848-560 ST Tax \$115.00 CO Tax \$57.50

C.F.I./CY  
24gnw282503EM  
1062KB

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR James M. O'Brien, a Single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Julian Chrobak-Prince, a Single person of 1955 S. Euclid Ave Berwyn, IL 60402, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

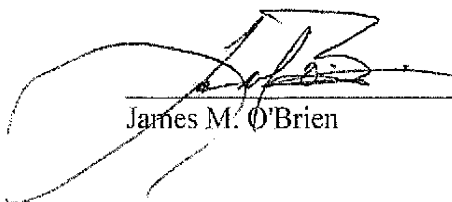
### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 16-19-417-040-1017 and 16-19-417-040-1045  
Property Address: 1955 South Euclid Avenue, Unit 108 & P 11, Berwyn, IL 60402

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 18 day of January, 2024.

  
James M. O'Brien (Seal)


THE CITY OF  REAL ESTATE  
BERWYN, IL TRANSFER TAX  
01-23-2024 \$1150.00  
COLLECTION DEPARTMENT

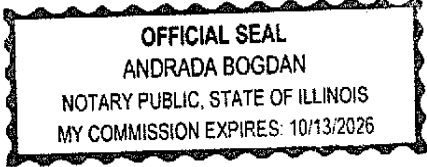
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STATE OF IL )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James M. O'Brien 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 in the instrument as their 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 notarial seal, this 18 day of Jan., 2024.

  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY  
Ernest L. Rose, Drost, Kivlahan, McMahon & O'Connor, LLC  
11 S. Dunton Avenue  
Arlington Heights, IL 60005

MAIL TO:  
Julian Chrobak-Prince  
1955 S. Euclid ave  
unit 108  
Berwyn, IL 60402

SEND SUBSEQUENT TAX BILLS TO:  
  
Julian Chrobak-Prince  
1955 South Euclid Avenue, Unit 108 & P-11  
Berwyn, IL 60402

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 24GNW282503RM

**For APN/Parcel ID(s): 16-19-417-040-1017 and 16-19-417-040-1045**

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UNIT 108 AND P 11 IN THE MONARCH GARDENS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 421, 422, 423 AND 424 AND THE SOUTH 21 FEET OF LOT 425 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0702918022, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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