

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2403806156 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2024 04:20 PM Pg: 1 of 3

Dec ID 20240101618440
ST/CO Stamp 1-195-211-824 ST Tax \$663.00 CO Tax \$331.50
City Stamp 1-961-868-336 City Tax: \$6,961.50

Fidelity National Title OC24000057

Above Space for Recorder's Use Only

THE GRANTORS Roy Plush and Kathleen E. Plush, married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEES Michael E Gubser and Richard S Curto, Jr as Joint Tenants with Rights of Survivorship, of 1910 South Indiana Avenue, Unit 124, Chicago IL 60616 the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

PARCEL 1 (18 SOUTH ABERDEEN STREET, UNIT 4):

THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT: LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 213.27 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 89° 59' 53" WEST ALONG THE NORTH LINE OF SAID TRACT 16.67 FEET; THENCE SOUTH 00° 00' 00" EAST 50.62 FEET TO THE SOUTH LINE OF THE NORTH 50.62 FEET OF SAID TRACT; THENCE SOUTH 89° 59' 53" EAST ALONG SAID LINE 16.67 FEET; THENCE NORTH 00° 00' 00" WEST 50.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ARCADIA PLACE TOWNHOMES RECORDED AS DOCUMENT 0335103049.

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

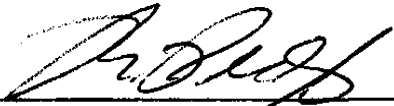
SUBJECT TO: General taxes 2024 for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 17-17-201-033-0000

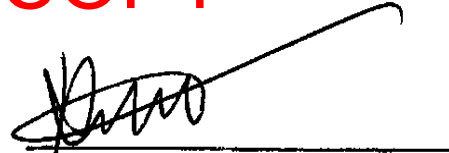
Address of Real Estate: 18 S ABERDEEN ST Unit 4 Chicago Illinois 60607

The date of this deed of conveyance this 17 day of January 2024.

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Roy Plush

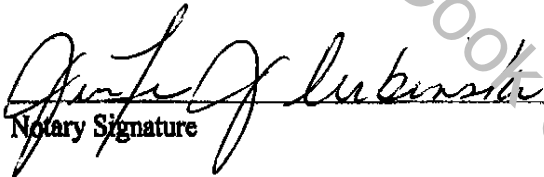


Kathleen E. Plush

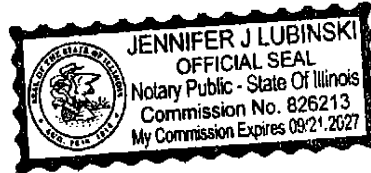
State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roy Plush and Kathleen E. Plush personally known to me to be the same persons whose names 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 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 official seal this 17 day of January 2024.



Notary Signature



This instrument was prepared by:
Isaac C. Franco
Ozinga, Campbell, Lord & Franco
11950 S Harlem Ave Suite 101
Palos Heights, IL 60463



Send subsequent tax bills to:
Michele E Gubser and Richard S
Curto, Jr
18 S Aberdeen St, Unit 4 Chicago,
Illinois 60607

Mail recorded document to:
Ms. Michele E. Gubser
Mr. Richard S. Curto, Jr
18 S Aberdeen St, Unit 4
Chicago, IL 60607

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REAL ESTATE TRANSFER TAX

07-Feb-2024

		COUNTY:	331.50
		ILLINOIS:	663.00
		TOTAL:	994.50
17-17-201-033-0000		20240101618440	1-195-211-824

REAL ESTATE TRANSFER TAX

07-Feb-2024

	CHICAGO:	4,972.50
	CTA:	1,989.00
	TOTAL:	6,961.50 *
17-17-201-033-0000		20240101618440
		1-961-868-336

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

Property of Cook County Clerk's Office