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THIS INSTRUMENT
PREPARED BY:

Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
55 W. Monroe, Suite 2445
Chicago, Illinois 60603

Doc# 2404546050 Fee \$89.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2024 02:06 PM PG: 1 OF 6

PT23-95149-~~ES~~ CROW

SPECIAL WARRANTY DEED

15/30
THIS SPECIAL WARRANTY DEED is made as of this 12th day of December
2023, by James Madla and Jennifer Madla, husband and wife, as tenants by the entirety
("Grantor"), having an address of 1312 W North Shore Ave, Unit 2S, Chicago, IL 60626, to
1308 North Shore Apts LLC, an Illinois limited liability company ("Grantee"), having an address
of 2855 Washington Blvd, Ogden, UT 84401.

WITNESSETH, that the Grantor, for and in consideration of then sum of Ten and no/100
(\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the
receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in
the City of Chicago, County of Cook State of Illinois legally described on "Exhibit A" attached
hereto (hereinafter referred to as the "Premises"):

Common street address: 1312 W. North Shore Avenue, Unit 1312-2S and P-7, Chicago, Illinois 60626
Parcel Identification Number (PIN): 11-32-306-020-1009

together with all and singular the hereditaments and appurtenances thereunto belonging,
or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents,
issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of
the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and
appurtenances, 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 the Premises as above described, with the appurtenances,
unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to
the Premises, it has not done or suffered to be done anything whereby the Premises hereby
granted are, or may be, in any manner encumbered or charged, except the following Title
Exceptions: covenants, conditions and restrictions of record which do not adversely affect the
use of the Premises as a condominium residence; public and utility easements of record which do
not underlie the improvements on the Premises and which are not violated thereby; and general
real estate taxes for tax years 2023 and subsequent years which are not yet due and payable; and
that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises
against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

This is homestead property.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of
which together shall constitute one and the same instrument.

PROPER TITLE, LLC

S N
P 6
S _____
SC V
INT BK

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:

J Madla

Jennifer Madla

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Jennifer Madla, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of December, 2023.

[Signature]
NOTARY PUBLIC
My commission expires: 12/17/25



Property Of Cook County Notary Public's Office

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

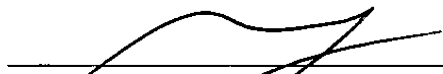
Grantor:

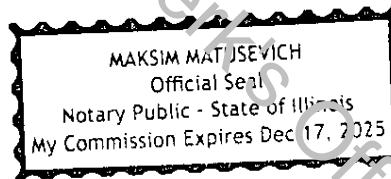

James Madla

STATE OF _____)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that James Madla, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of December, 2023


NOTARY PUBLIC
My commission expires: 12/17/25



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EXHIBIT 'A' ADDENDUM

Parcel 1:

Units 1312-2S, in 1308-18 West North Shore Condominium as delineated on a Survey of the following described real estate:

Lots 13 and 14 and the West 1/2 of Lot 15 in Block 3 in the North Shore Boulevard Subdivision of the East 1/2 of the Southwest 1/4 of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, (except the South 30 acres thereof) in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded July 15, 2004 as Document 0419727049, as amended from time to time, together with an undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-7, a limited common element as depicted on the survey attached to the Declaration aforesaid recorded as Document number 0419727049.

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REAL ESTATE TRANSFER TAX

31-Jan-2024



CHICAGO:

1,447.50

CTA:

579.00

TOTAL:

2,026.50*

11-32-306-020-1009 | 20240101621821 | 0-180-001-840

* Total does not include any applicable penalty or interest due

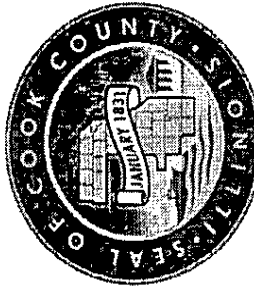
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UNOFFICIAL COPY

31-Jan-2024

REAL ESTATE TRANSFER TAX

Property of Cook County Clerk's Office



COUNTY:
ILLINOIS:
TOTAL:

96.50
193.00
289.50

11-32-306-020-1009

20240101621821

0-717-429-808