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Doc#: 2404641169 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2024 12:41 PM Pg: 1 of 3

This Instrument Prepared by:

ArentFox Schiff LLP
233 S. Wacker Drive, Suite 7100
Chicago, IL 60606
Attn: David S. Sattelberger, Esq.

Dec ID 20240201627795
ST/CO Stamp 1-879-294-512 ST Tax \$925.00 CO Tax \$462.50
City Stamp 0-387-940-912 City Tax: \$9,712.50

After Recording Return to:

Reveliotis Law, PC
1030 Higgins Road, Suite 101
Park Ridge, IL 60068
Attn: Pamela Visvardis Savvides, Esq.

This Space for Recorder's Use Only

WARRANTY DEED

BRADLEY ELLIS DELANEY and ALEXANDRA DELANEY, husband and wife, of Cook County, Illinois (collectively, "Grantors"), for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, hereby CONVEY and WARRANT unto KRISTY PUTNAM and ALEX ARNESEN, as Joint Tenants with right of survivorship, having an address of 1725 W. LeMoyne Street, Unit 2, Chicago, IL 60622 (collectively, "Grantees"), the following described real estate situated in Cook County, Illinois ("Real Estate"), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PIN: 17-06-210-058-1002

Common Street Address: 1725 W. LeMoyne Street, Unit 2, Chicago, Illinois 60622

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantees; all special governmental taxes or assessments confirmed and unconfirmed; condominium association declaration and bylaws; and general real estate taxes not yet due and payable as of the date of this deed.

TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees and Grantees' successors and assigns, and Grantors hereby agree to WARRANT AND FOREVER DEFEND all and singular the Real Estate unto Grantees and Grantees' successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof.

Grantors hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption or homesteads from sale on execution or otherwise.


[signature page follows]

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IN WITNESS WHEREOF, Grantors have caused this deed to be executed as of February 12, 2024.



 Bradley Ellis Delaney



 Alexandra Delaney

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that BRADLEY ELLIS DELANEY and ALEXANDRA DELANEY, personally known or proven to me to be the same persons whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of February, 2024.




 _____ (Notary Public)

Send Subsequent Tax Bills To:

Kristy Putnam & Alex Arnesen
 1725 W. LeMoyne Street, Unit 2
 Chicago, IL 60622

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EXHIBIT A

Legal Description of the Real Estate

PARCEL 1:

UNIT 2 IN THE 1725 LEMOYNE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 15 IN BLOCK 6 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1006434006 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G2, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1006434006, IN COOK COUNTY, ILLINOIS.

Common Street Address: 1725 W. LeMoyné Street, Unit 2, Chicago, Illinois 60622

PIN: 17-06-210-058-1002

SHDOCS 220584184.2