

# UNOFFICIAL COPY



## WARRANTY DEED

Statutory (Illinois), Trustees to LLC

The GRANTORS, Ashley J. Claire and Michael K. Claire, as Co-Trustees of the Ashley J. Claire Trust dated July 19, 2022, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid, CONVEY and WARRANT to MOONZA, LLC, a limited liability company duly organized and validly existing under the laws of the State of Florida, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Doc# 2406046042 Fee \$88.00

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

CAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/29/2024 02:51 PM PG: 1 OF 5

For Recorder's Use Only

Legal Description set forth on Exhibit "A" attached hereto and by this reference incorporated herein.

Subject only to the following, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration; 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.

Permanent Real Estate Index Numbers: 14-17-101-045-1010 and 14-17-101-045-1005  
Address of Real Estate: 4737 North Clark Street, Units 3N and G5, Chicago, Illinois 60640

DATED as of this 16th day of February, 2024

Ashley J. Claire as Co-Trustee (SEAL)  
Ashley J. Claire as Co-Trustee of the Ashley J. Claire Trust dated July 19, 2022

Michael K. Claire as Co-Trustee (SEAL)  
Michael K. Claire as Co-Trustee of the Ashley J. Claire Trust dated July 19, 2022

State of ILLINOIS, County of COOK, SS: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ashley J. Claire and Michael K. Claire, 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 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.

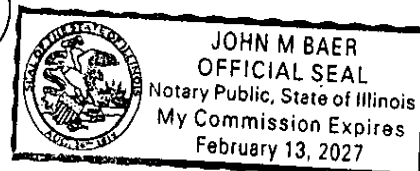
Given under my hand and official seal, this 16 day of February, 2024

Commission expires \_\_\_\_\_, 20\_\_\_\_

John M Baer  
Notary Public

S X  
D 5  
S 1  
SC X  
INT 1

Chicago Title 24 SAS294184P  
2022  
SAS



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COOK COUNTY CLERK OFFICE  
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 RECORDING DIVISION  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387  
 CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

This instrument was prepared by Stephen E. Vargo, 77 West Washington, Suite 618, Chicago, IL 60602

MAIL TO: Dylan Conner and Sydney Luse  
 4737 North Clark Street  
 Unit 3N  
 Chicago, Illinois 60640

SEND SUBSEQUENT TAX BILLS TO:  
 Dylan Conner and Sydney Luse  
 4737 North Clark Street  
 Unit 3N  
 Chicago, Illinois 60640

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## EXHIBIT "A"

### Legal Description

UNITS 3N AND G5 IN 4737 CHASE PARK COMMONS CONDOMINIUMS, AS DELINEATED ON A SURVEY FOR THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART LOT 350 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH  $\frac{3}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$ , WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF, AND EAST OF GREENBAY ROAD, EXCEPT THAT PART OF LOT 350 BELOW ELEVATION 36.18 IN CITY OF CHICAGO VERTICAL DATUM, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 350, THENCE NORTH 86 DEGREES 56 MINUTES 59 SECONDS EAST (BEARINGS ARE ASSUMED FOR THE LEGAL PURPOSES ONLY), ALONG NORTHERLY LINE OF SAID LOT 350, 8.59 FEET; THENCE SOUTH 3 DEGREES 3 MINUTES 1 SECOND EAST, 0.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 4 MINUTES 30 SECONDS EAST, 24 FEET; THENCE SOUTH 3 DEGREES 5 MINUTES 41 SECONDS EAST, 3.10 FEET; THENCE NORTH 87 DEGREES 4 MINUTES 30 SECONDS EAST, 28.5 FEET; THENCE SOUTH 3 DEGREES 13 MINUTES 25 SECONDS EAST, 6.50 FEET; THENCE NORTH 87 DEGREES 4 MINUTES 30 SECONDS EAST, 1.01 FEET; THENCE SOUTH 3 DEGREES 13 MINUTES 25 SECONDS EAST, 9.66 FEET; THENCE SOUTH 87 DEGREES 4 MINUTES 30 SECONDS WEST, 569 FEET; THENCE NORTH 3 DEGREES 5 MINUTES 41 SECONDS WEST, 0.15 FEET; THENCE SOUTH 87 DEGREES 4 MINUTES 30 SECONDS WEST, 1.55 FEET; THENCE SOUTH 3 DEGREES 5 MINUTES 41 SECONDS EAST, 0.15 FEET; THENCE SOUTH 87 DEGREES 4 MINUTES 30 SECONDS WEST, 46.31 FEET; THENCE NORTH 3 DEGREES 5 MINUTES 41 SECONDS WEST, 19.26 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PART OF LOT 350 BELOW ELEVATION 36.18 IN CITY OF CHICAGO VERTICAL DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 350; THENCE NORTH 86 DEGREES 56 MINUTES 59 SECONDS EAST ALONG SOUTHERN LINE OF SAID LOT 350, 8.45 FEET; THENCE NORTH 3 DEGREES 5 MINUTES 41 SECONDS WEST, 0.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 3 DEGREES 5 MINUTES 41 SECONDS WEST, 19.14 FEET; THENCE NORTH 87 DEGREES 4 MINUTES 30 SECONDS EAST, 39.98 FEET; THENCE SOUTH 3 DEGREES 13 MINUTES 25 SECONDS EAST, 5.80 FEET; THENCE NORTH 86 DEGREES 50 MINUTES 6 SECONDS EAST, 7.51 FEET;

THENCE NORTH 3 DEGREES 13 MINUTES 25 SECONDS WEST, 1.09 FEET; THENCE NORTH 86 DEGREES 50 MINUTES 6 SECONDS EAST, 575 FEET; THENCE SOUTH 3 DEGREES 13 MINUTES 25 SECONDS EAST, 11.76 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 28 SECONDS WEST, 28.41 FEET; THENCE SOUTH 2 DEGREES 40 MINUTES 32 SECONDS EAST, 3.02 FEET; THENCE SOUTH 87 DEGREES 4 MINUTES 30 SECONDS WEST, 24.85 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2007 AS DOCUMENT 0731115098, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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14-17-101-045-1010 | 20240201635066 | 0-493-593-136  
Total does not include any applicable penalty or interest due.

CHICAGO:	3,922.50
CTA:	1,569.00
TOTAL:	5,491.50 *

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COOK COUNTY CLERK'S OFFICE  
RECORDING DIVISION  
1188 N. DEARBORN ST ROOM 1220  
CHICAGO, ILL 60622-1387

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14-17-101-045-1010

20240201635066 | 1-970-053-680

COUNTY:	261.50
ILLINOIS:	523.00
TOTAL:	784.50

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