

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # AF1039191 112

WARRANTY DEED  
ILLINOIS STATUTORY

Mail To:

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Name & Address of Taxpayer:

Emanuele Russo

158 West Huron Street, Unit 4C

Chicago, Illinois 60654

Doc#: 2406523056 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/5/2024 12:00 AM Pg: 1 of 3

Dec ID 20240201632996

ST/Co Stamp 0-418-230-832 ST Tax \$415.00 CO Tax \$207.50

City Stamp 1-373-221-424 City Tax \$4,357.50

Prepared by: *Thomas Hawbecker, Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

THE GRANTOR(S) Benjamin C. Vizvary and Kathleen Short N/K/A Kathleen Vizvary, husband and wife, of 1630 West Le Moyne Street, Chicago, IL 60622, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Emanuele Russo, SINGLE PERSON

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 5332 Broyden Avenue, Apt 6201, Kalamazoo, MI 49009, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 17-09-210-017-1008

Address of Real Estate: 158 West Huron Street, Unit 4C, Chicago, IL 60654

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Dated this 13<sup>th</sup> day of February, 20 24

[Signature]  
Benjamin C. Vizvary

[Signature]  
Kathleen Short N/K/A KATHLEEN VIZVARY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Benjamin C. Vizvary, personally known to me to be the same person(s) whose name(s) is/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 his/her/ 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 13<sup>th</sup> day of February, 20 24



[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT <sup>\*</sup>Kathleen Short, personally known to me to be the same person(s) whose name(s) is/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 his/her/ their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. N/A Kathleen Vizvary

Given under my hand and official seal, this 13<sup>th</sup> day of February, 20 24

[Signature] (Notary Public)



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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: Parcel A:

UNIT NUMBER 158-4 "C", IN THE HURON-WELLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE SOUTH 20 FEET OF LOT 1 IN BLOCK 2 IN NEWBERRY'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE WEST 19 FEET OF LOT 13 AND THE EAST 3 FEET OF LOT 14 IN BLOCK 2, IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO

PARCEL 3:

THE WEST 22 FEET OF LOT 14 IN BLOCK 2 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25206179, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 25206179

Permanent Index #'s: 17-09-210-017-1008

Property Address: 158 West Huron Street,, Unit 4C, Chicago, Illinois 60654