## **UNOFFICIAL COPY**

WARRANTY DEED
ILLINOIS STATUTORY

Doc#. 2408529042 Fee: S107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/5/2024 12:00 AM Pg: 1 of 2

Dec ID 20240201640373 ST/Co Stamp 0-332-427-824 ST Tax S220.00 CO Tax S110.00 City Stamp 0-111-850-032 City Tax S2.310.00

THE GRANTOR, Jacquelyn C. Tellez NKA Jacquelyn Anderson, a married person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, Conveys And Warrants to GRANTEF & canne Prindeville, P. Single Woman

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 203 IN DIVISION COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 THROUGH 9, BOTH INCLUSIVE, AND LOT 10 (EXCEPT THE SOUTH 12.83 FEET OF SAID LOT) IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHFAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRL PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACKED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS JOCUMENT NO. 26220772, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-04-404-026-1009

Property Address: 163 W. Division Street Unit 203, Chicago, IL 60610

**SUBJECT TO:** Covenants, conditions and restrictions of record; 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.

SUBJECT REAL ESTATE IS NOT HOMESTEAD PROPERTY AS TO SPOUSE OF GRANTOR

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

Dated this 17 day of February, 2024.

Jacquelyn C. Tellez NKA Jacquelyn Anderson

STATE OF

) SS

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jacquelyn C. Tellez NKA Jacquelyn Anderson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and Jolivered this instrument as a 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 notarial rea, this / / day of

Foly 2024

OFFICIAL SEAL
DEBRA H. SCARA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires March 8, 2027

Notary Public

**MAIL RECORDED DEED TO:** 

Ernie Rose 11 S. Dunton Ave Arlington Height, Il 60005 MAIL SUBSEQUENT 1 AX BILLS TO:

Breanne Prindeville 163 W. Division Street #203 Chicago, IL 60610

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle St. #2100, Chicago, IL 60601