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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/11/2024 1:43 PM Pg: 1 of 4

Dec ID 20240301646180

ST/Co Stamp 0-679-922-224 ST Tax \$465.00 CO Tax \$232.50

City Stamp 1-216-793-136 City Tax \$4,882.50

This Instrument was prepared by:

David G. Spak, Attorney at Law
4 The Court of Island Point
Northbrook, Illinois 60062

After Recording, Forward to:

Ryan J. Waite, Esq.
The Waite Law Firm
633 Rogers Street, #103
Downers Grove, Illinois 60515
GRANTEE'S ADDRESS

Send Future Tax Bills to:
Katelin Klimczak and Morgan Eslinger
2132 W. Schiller Street
Unit 1R
Chicago, Illinois 60622

WARRANTY DEED *a married man*

THE GRANTOR, BRANDON F. MATTHIES, of 1440 Parrish Court, Downers Grove, Illinois 60515, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to:

KATELIN KLIMCZAK and MORGAN ESLINGER, as Joint Tenants,
of 1255 Ashland Avenue, Chicago, Illinois 60622

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

The Real Estate commonly known as Units 1R and PS2, 2132 West Schiller Street, Chicago, Illinois 60622
P.L.Ns.: 17-06-112-051-1002; 17-06-112-051-1006

The foregoing conveyance is subject to: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs 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 yet due and payable as of the date hereof.

Grantor further warrants and certifies that the Real Estate is not homestead property.

DATED as of the 28th day of February, 2024



Brandon F. Matthies

Fidelity National Title
SC24002331

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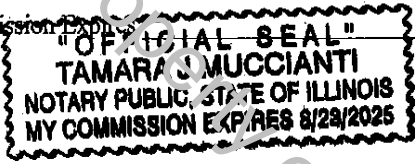
State of Illinois)
)SS
County of DuPage)

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Brandon F. Matthies is 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand any official seal, as of the ²⁹~~28~~th day of February, 2024.

T. Muccianti
NOTARY PUBLIC

Commission Expires



of Cook County Clerk's Office

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EXHIBIT A

Order No.: SC24002331

For APN/Parcel ID(s): 17-06-112-051-1002 and 17-06-112-051-1006

For Tax Map ID(s): 17-06-112-051-1002 and 17-06-112-051-1006

PARCEL 1:

UNIT NO. 1R AND PS2 IN THE 2132 WEST SCHILLER STREET CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 21 IN BLOCK 9 IN DAVID S. LEE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED ON AUGUST 26, 1998 AS DOCUMENT NUMBER 98759642 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED ON AUGUST 26, 1998 AS DOCUMENT NUMBER 98759657.

Office of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

05-Mar-2024



COUNTY:	232.50
ILLINOIS:	465.00
TOTAL:	697.50

17-06-112-051-1002

| 20240301646180 | 0-679-922-224

REAL ESTATE TRANSFER TAX

05-Mar-2024



CHICAGO:	3,487.50
CTA:	1,395.00
TOTAL:	4,882.50 *

17-06-112-051-1002 | 20240301646180 | 1-216-793-136

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office