

# UNOFFICIAL COPY

Doc#: 2407314127 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/13/2024 10:18 AM Pg: 1 of 3

Dec ID 20240301647731  
ST/Co Stamp 1-080-977-968 ST Tax \$320.00 CO Tax \$160.00  
City Stamp 1-353-165-360 City Tax \$3,360.00

10F1 (C7)

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

246ST/99259VH

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

John P. Walsh and Susan S. Walsh  
1030 North State Street, Unit 38J  
Chicago, IL 60610

**THE GRANTOR:** Maria Ellis, widowed and not since remarried, of 1030 North State Street, Unit 38J, Chicago, IL 60610, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid CONVEYS AND WARRANTS to **John P. Walsh and Susan S. Walsh**, husband and wife, of 3625 Nassau Dr., Brookfield, IL 53045, to have and to hold, as joint tenants with rights of survivorship, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

**Commonly known as:** 1030 North State Street, Unit 38J, Chicago, IL 60610  
**PIN:** 17-04-424-051-1454

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

**SUBJECT TO:** Declaration of Condominium and all amendments; including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; covenants, conditions and restrictions of record and public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; 2<sup>nd</sup> installment of general real estate taxes for 2023 and subsequent years; and acts done or suffered by or through Grantees.

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X DATED this 6<sup>th</sup> day of March, 2024.

X Maria Ellis  
Maria Ellis

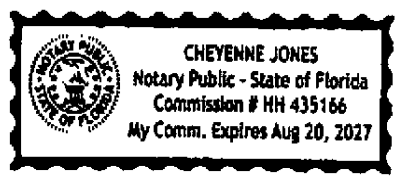
STATE OF FLORIDA )  
COUNTY OF Volusia )SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Maria Ellis**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 6<sup>th</sup> day of March, 2024.

Cheyenne Jones  
Notary Public

**NAME AND ADDRESS OF PREPARER:**  
Julie Moltz-Matgous  
Attorney at Law  
PO Box 5999  
Vernon Hills, IL 60061



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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 38J IN NEWBERRY PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 11 BOTH INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO IN NEWBERRY ESTATE TRUSTEES SUBDIVISION OF LOT 5 IN BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BLOCK 5 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25773994 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25773375, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Declaration of Condominium and all amendments; including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; covenants, conditions and restrictions of record and public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; 2<sup>nd</sup> installment of general real estate taxes for 2023 and subsequent years; and acts done or suffered by or through Grantees.

P.I.N.: 17-04-424-051-1454

Commonly known as: 1030 N. State St., Unit 38J, Chicago, Illinois 60610