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WARRANTY DEED
ILLINOIS STATUTORY
Bw24068247 2 of 3
(Individual to Individual)

Doc#. 2407514346 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/15/2024 12:01 PM Pg: 1 of 3

Dec ID 20240301648635 ST/Co Stamp 1-442-200-112 ST Tax S170.00 CO Tax S85.00 City Stamp 0-568-277-552 City Tax S1.785.00

THE GRANTOR(S),

Ryan Cleaveland, a married man of Chicago, Illinois

for and in consideration of Ten and nc/100 DOLLARS, and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Will B. Jenness, an unmarried man of Woodridge Illinois

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

See Attached Exhibit "A"

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; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property, if any; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-33-413-039-1020

Property Address: 1750 North Wells Street, Unit 307, Chicago, IL 60614

THIS IS NOT HOMESTEAD PROPERTY

SIGNATURE PAGE FOLLOWS

WARRANTY DEED PAGE 1 OF 2

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Dated this Ol day of MARCH , 2024.

Ryan Cleaveland

 CHICAGO:
 1,275.00

 CTA:
 510.00

 TOTAL:
 1,785.00

 14-33-413-039-1020
 20240301648635
 0-568-277-552

Total does not include any applicable penalty or interest due.

STATE OF Florida) SS COUNTY OF Collier ;

REAL ESTATE TRANSFER TAX			15-Mar-2024
		COUNTY:	85.00
		ILLINOIS:	170.00
		TOTAL:	255.00
14-33-413-039-1020		20240301648635	1-442-200-112

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

Ryan Cleaveland

is/are personally known to me to be the same person(s) whose name(s) 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 air! voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 15 day

_day of <u>March</u>

2024

Notary Public

My Commission Expires: __

Notary Public State of Florida Stacy R. Rion My Commission HP 204756 Expires 9/2/2 227

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Will B. Jenness 1750 N. Wells St., Unit 307 Chicago, IL 60614 Will B. Jenness 1750 N. Wells St., Unit 307 Chicago, IL 60614

WARRANTY DEED PAGE 2 OF 2

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Exhibit A

UNIT 307 IN 1750 NORTH WELLS CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE SOUTH 8 FEET OF LOT 3 AND ALL OF LOT 4 IN RUNTZ'S SUBDIVISION OF THE NORTH 1/2 OF LOT 12 IN GALE'S NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: LOTS 4 AND 5 ?? LOWE AND ROSSKOPFS SUBDIVISION OF PART OF LOTS 12 AND 13 IN GALE'S NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26116779, TOGETHER WITH ITS UND WIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-33-413-039-1020

For Informational Purposes only: 1750 North Wells Street, Unit 307, Cl icago, IL 60614