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CT2455001475K
WARRANTY DEED

Doc# 2407824309 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/18/2024 1:47 PM Pg: 1 of 2

Dec ID 20240201635887

ST/Co Stamp 1-265-216-048 ST Tax \$245.00 CO Tax \$122.50

City Stamp 0-191-474-224 City Tax \$2,572.50

THE GRANTOR, LEAH MATHOS, a single woman, residing at 910 W. Huron, #1204, Chicago, Illinois 60642, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto Grantee, SARAH JANE STIDHAM, a single woman, residing at 933 E. 117th Lane, Crown Point, Indiana 46307, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 2R TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1456 N. ARTESIAN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0429412128, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT 0429412128 ON OCTOBER 20, 2004.

SUBJECT TO: Covenants, conditions, and restrictions of record, provided the foregoing do not/are not violated by the existing improvements or the present use of the Property; and general real estate taxes for 2023 and subsequent years.

Permanent Real Estate Index Number: 16-01-214-060-1005

Address of Real Estate: 1456 North Artesian Avenue, Apt 2R, Chicago, Illinois 60622

IN WITNESS WHEREOF, the said Grantor has caused her name to be signed to these presents this 8 day of March, 2024.

Leah Mathos
LEAH MATHOS

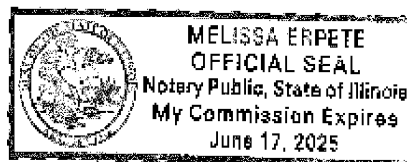
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STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, Melissa Erpete, a notary public in and for said County, in the State aforesaid, DO CERTIFY THAT LEAH MATHOS 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the waiver of homestead.

Given under my hand and official seal this 8 day of March, 2024.

Commission expires June 17, 2025 Melissa Erpete
Notary Public



This instrument was prepared by:

Naheed A. Amdani, Esq.
Law Offices of Naheed A. Amdani, P.C.
4909 Oakton Street
Skokie, Illinois 60077

MAIL TO:
~~Paul Youkhana, Esq.
4819 Main St., Suite D
Skokie, Illinois 60077~~

SAME AS
TAX BILL →

SEND SUBSEQUENT TAX BILLS TO:
Sarah Jane Stidham
1456 North Artesian Avenue, Apt 2R
Chicago, Illinois 60622