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1/1 PT24-98046
Warranty Deed

ILLINOIS

Doc#: 2408620031 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 9:17 AM Pg: 1 of 3

Dec ID 20240301652222

ST/Co Stamp 1-649-247-792 ST Tax \$415.00 CO Tax \$207.50

City Stamp 1-812-825-648 City Tax \$4,357.50

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Above Space for Recorder's Use Only

THE GRANTOR(S) Amy Greenawalt n/k/a Amy Wolff, a married person*, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Timothy Klein, a single man, Individually of* the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 3 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. * Chicago, IL

*This is not homestead property as to the spouse of Amy Wolff.

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; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-28-315-052-1010

Address(es) of Real Estate: 2430 North Geneva Terrace Unit 3, Chicago, Illinois 60614

The date of this deed of conveyance is Dated this 6th day of March, 2024

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

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Amy Greenawalt n/k/a Amy Wolff
Amy Greenawalt n/k/a Amy Wolff

State of IL,
County of COOK.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Amy Wolff, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he~~she~~they signed, sealed and delivered the said instrument as his~~her~~(their) 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 Dated this 6th day of March, 2024.

Sharon Y Roman

Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 2430 North Geneva Terrace Unit 3, Chicago, Illinois 60614

Legal Description:

PARCEL 1:

UNIT NUMBER 2430-3 IN THE EAST LINCOLN PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 AND LOT 2 (EXCEPT THE SOUTH 20.17 FEET THEREOF) IN SCMICK'S SUBDIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 27 IN OUTLOT "C" OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 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 NOVEMBER 22, 2006, AS DOCUMENT NUMBER 0632622033 AND AMENDED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 091115072 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-K, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT A TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

<i>Grantee Address</i>		
This instrument was prepared by: Lynette McKenzie Lynette J. McKenzie, LTD 7219 W. Laraway Road Frankfort, IL 60423	Send subsequent tax bills to: Timothy Klein 2430 North Geneva Terrace Unit 3 Chicago, Illinois 60614	Recorder-mail recorded document to: Timothy Klein 2430 North Geneva Terrace Unit 3 Chicago, Illinois 60614