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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 9:42 AM Pg: 1 of 3

Dec ID 20240201643290

ST/Co Stamp 0-293-086-768 ST Tax \$450.00 CO Tax \$225.00

City Stamp 0-010-135-088 City Tax \$4,725.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

PT24-97655 1/2

THE GRANTORS Andrew Zelinski and Taylor L. Zelinski, fka Taylor L. Thomas, a married couple, of 3069 West Armitage Avenue, Unit 1S, Chicago, IL 60647 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Natalie Berman, a single woman, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-36-302-048-1002

Property Address: 3069 West Armitage Avenue, Unit 1S, Chicago, IL 60647

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

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.

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 1S IN THE ARMITAGE SQUARE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4 AND 5 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE EAST 128 FEET OF THE WEST 19 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717822007, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0717822007, IN COOK COUNTY, ILLINOIS.