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Doc#, 2408624057 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/26/2024 9:42 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

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

(The Above Space for Recorder's Use Only)

PT24-976551/2

O CO 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 sing e 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 Homestcad Exemption Lav 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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Dated this 28 day of February	, 2024. _A
x_4	x In Zun
Andrew Zelinski	Taylor L. Zelinski, Ika Taylor L. Thomas
STATE OF Illinois	
COUNTY OF Cook) SS,	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Zelinski and Taylor L. Zelinski, fka Taylor L. Thomas, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of no nestead.

Given under my hand and notarial seal, this H COUNTY CLOTH

OFFICIAL SEAL CYNTHIA RAMREZ NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 2/1/25

THIS INSTRUMENT PREPARED BY

Michelle Laiss 1530 West Fullerton Avenue Chicago, IL 60614

MAIL TO: Eliot Wineberg WINEBERG LEGAL 927 Cornel Street Wilmette, IL 60091

SEND SUBSEQUENT TAX BY LS TO:

Natalie Berman 3069 West Armitage Avenue Unit 1S Chicago, IL 60647

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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, ILLIN'OIS.

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.