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PT24-00541P

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/29/2024 11:23 AM Pg: 1 of 3

WARRANTY DEED

This instrument prepared by:

Jeffrey Sanchez

Zabel Law, LLC

55 W Monroe St, Ste 3330

Chicago, IL 60603

Dec ID 20240301656015

ST/Co Stamp 1-609-307-696 ST Tax \$415.00 CO Tax \$207.50

City Stamp 2-063-898-160 City Tax \$4,357.50

Mail to:

Ivan Puljic

10 S. La Salle St., Ste 2920

Chicago, IL 60603

Name and Address of Taxpayer:

Kathryn L. Mendes Revocable Trust

1616 W. Balmoral Ave, Unit 1W

Chicago, IL 60640

The Grantors, **David J. McKoski, Married to David Mesnard and David Mesnard, Married to David J. McKoski, as joint tenants with rights of survivorship**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to: **Kathryn L. Mendes, as Trustee of the Kathryn L. Mendes Revocable Trust Dated December 30, 2016**, Grantee, of the City of Chicago, County of Cook, State of IL, the following described Real Estate situated in the County of Cook in the State of Illinois:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

TO HAVE AND TO HOLD said premises, forever.

Permanent Index Number(s): 14-07-209-034-1002

Address of the Real Estate: 1616 W. Balmoral Avenue, Unit 1W, Chicago, IL 60640

[SIGNATURE ON NEXT PAGE]

PROPER TITLE, LLC

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Dated this 14th day of March, 2024

David J. McKoski
David J. McKoski

David Mesnard
David Mesnard

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **David J. McKoski and David Mesnard**, personally 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 this said instrument as 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, this 14th day of March, 2024.

Michele L. Oatvall
NOTARY PUBLIC



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EXHIBIT A - LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Unit 1W in 1616 Balmoral Condominium as delineated on a survey of the following described real estate:

Lots 11 and 12 in Block 4 in Summerdale Park Subdivision of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "B" to the declaration of condominium recorded as document number 95673446, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use Parking Space P-1, a limited common element as delineated on survey attached to the declaration of condominium aforesaid recorded as document number 95673446.

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