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**WARRANTY DEED
ILLINOIS STATUTORY**

11 PT24 97715

Doc#: 2409214270 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/1/2024 10:26 AM Pg: 1 of 3

Dec ID 20240301656924
ST/Co Stamp 1-452-058-160 ST Tax \$1,150.00 CO Tax \$575.00
City Stamp 1-738-090-032 City Tax \$12,075.00

THE GRANTOR, Daniel Kaufman and Faylyn Kaufman, husband and wife, of the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEEES, Jeffrey L. Boate and Carla L. Boate, husband and wife, of Chicago, Illinois, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO.

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; condominium association declaration and bylaws; general real estate taxes not yet due and payable; acts done by or suffered through Grantee;

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

Permanent Real Estate Index Numbers: 17-03-208-036-1010, 17-03-208-033-1057 & 17-03-208-033-1088
Address of Real Estate: 190 E. Walton Street, Units 501, P-57 and P-88, Chicago, IL 60611

[signatures on following page]

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

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Dated this 29 day of FEBRUARY, 2024

[Signature]
Daniel Kaufman

[Signature]
Faylyn Kaufman

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel Kaufman and Faylyn Kaufman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 29TH day of FEBRUARY, 2024



[Signature] (Notary Public)

Prepared By: Thompson & Thompson
100 N. LaSalle St., Suite 810
Chicago, Illinois 60602

Mail To:
Jeffrey L. Boate and Carla L. Boate
190 E. Walton Street, Unit 501
Chicago, IL 60611

Name & Address of Taxpayer:
Grantor's Address:
Jeffrey L. Boate and Carla L. Boate
190 E. Walton Street, Unit 501
Chicago, IL 60611

Notary Public of Cook County Clerk's Office

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EXHIBIT A

Parcel 1:

Unit No. 501 in the Regent Condominium as delineated on a survey of the following described real estate: Part of Lot 3 and Lots 4 through 8, both inclusive, in Mayfair-Regent Subdivision of Land Property and Space in East 1/2 South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian Which survey is attached as exhibit "A" to the declaration of condominium recorded as document number 97640252 and as further amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

Easement for the benefit of parcel 1 as set forth in the declaration of easements recorded as Document No. 96869215 and easements for the benefit of parcel 1 for Ingress, egress, use and enjoyment of the property as set forth in amended and restated declaration of Covenants, conditions, restrictions and easements recorded as document number 97640251.

Parcel 3:

An exclusive easement for the benefit of parcel 1 for storage purposes to the use of RS-10, as delineated on the survey attached to the declaration of Mayfair Condominium, recorded as Document No. 96869217, as amended by Second Amendment recorded as document number 97459262, as created by Document No. 96869215.

Parcel 4:

Parking Unit P-57 in the 180-190 East Walton Garage Condominium as delineated on a survey of the following described tract of Land: Lot 1 in Mayfair-Regent Subdivision of Land Property and Space in East 1/2 South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian Which survey is attached as exhibit "A" to the declaration of condominium recorded as document number 96869218 and as amended by the First Amendment to declaration recorded as document number 97036328 and as further amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 5:

Parking Unit P-88 in the 180-190 East Walton Garage Condominium as delineated on a survey of the following described tract of Land: Lot 1 in Mayfair-Regent Subdivision of Land Property and Space in East 1/2 South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian Which survey is attached as exhibit "A" to the declaration of condominium recorded as document number 96869218 and as amended by the First Amendment to declaration recorded as document number 97036328 and as further amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.