

# UNOFFICIAL COPY

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## WARRANTY DEED Illinois Statutory

Doc#: 2409420210 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/3/2024 12:14 PM Pg: 1 of 2

### Mail to:

Rafael & Marlowe Shachory  
2613 W. Evergreen Ave #2N  
Chicago, IL 60622

Dec ID 20240301659433  
ST/Co Stamp 0-442-594-864 ST Tax \$157.50 CO Tax \$78.75  
City Stamp 1-060-959-792 City Tax \$1,653.75

### Name & Address of Taxpayer:

Rafael & Marlowe Shachory  
2613 W. Evergreen Ave #2N  
Chicago, IL 60622

### RECORDER'S STAMP

The GRANTOR(S): **SOY2, LLC** of the City of Chicago, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to, **Rafael Shachory, a married man, and Marlowe ~~Chimento~~ Shachory, a single woman, as joint tenants with right of survivorship**, all interest in the following described land in the County of Cook, State of Illinois; to wit:

UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2613 W. EVERGREEN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0509534021, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

P.I.N. 16-01-223-050-1002

C/K/A 2613 W EVERGREEN AVENUE, UNIT 2N, CHICAGO, IL 60622

Conveyance and Warrant Subject to: General real estate taxes not due and payable at the time of Closing; 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, terms and provisions of the declaration of condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments, public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto, party wall rights and agreements, limitations and conditions imposed by the Illinois Condominium Property Act and the Common Interest Community Association Act or other applicable State association law ("Governing Law"), installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

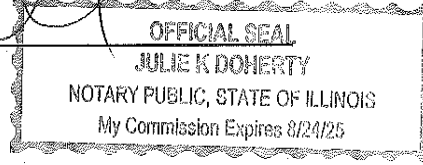
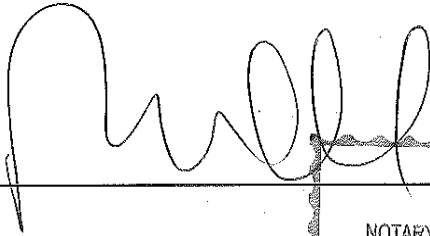
Dated <sup>April</sup> ~~March~~ 2, 2024

2

# UNOFFICIAL COPY

SOT2, LLC

BY: \_\_\_\_\_



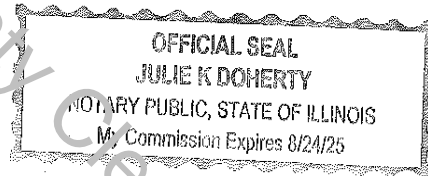
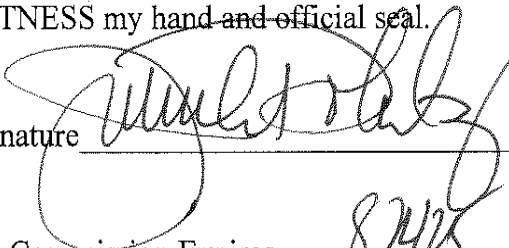
STATE OF ILLINOIS        }  
  } ss  
County of Cook            }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, Robert Oliver, authorized trustee of member, personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal, ~~MARCH~~ <sup>2nd April</sup>, 2024

WITNESS my hand and official seal.

Signature \_\_\_\_\_



My Commission Expires 8/24/25

(Seal)

Prepared by:

OLIVER LAW LLC  
4205 W. Irving Park Road  
Chicago, IL 60641  
(773) 853-2381

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630