

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc# 2409423068 Fee \$59.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 4/3/2024 2:19 PM  
PAGE: 1 OF 5

774152 1/2

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

Preparer File: Burgh  
File No.: 774152

THE GRANTOR(S) Michael Burgh and Eileen Burgh F/K/A Eileen Chan, a married couple, of 1249 Highland Ln, Glenview, IL 60025, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, Miguel Miranda, unmarried man, of 3917 N. Western Ave, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit.

PARCEL ONE:

~~UNIT NO. 401 AND GARAGE PARKING NO. G-3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2403 W. BERENICE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1910116109 AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

PARCEL TWO:

~~THE EXCLUSIVE RIGHT TO THE USE OF ROOF DECK L.C.E. TO UNIT 401 AND STORAGE LOCKER S-3, BEING LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 11, 2019 AS DOCUMENT NO. 1910116109 AS AMENDED FROM TIME TO TIME.~~ See attached (A)

SUBJECT TO: 7.0 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.

PIN: 13-24-205-038-1003 and 13-24-205-038-1006

Real Estate Property known as: 2403 West Berenice Avenue, Unit 401, Chicago, IL 60618

Dated this 15<sup>th</sup> day of February, 2024

Michael Burgh

Eileen Burgh F/K/A Eileen Chan

Y  
5  
1  
1/2

# UNOFFICIAL COPY

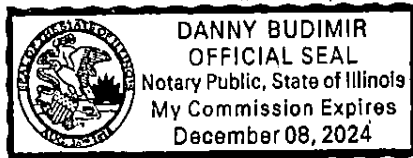
STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Michael Burgh**, personally known 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 15<sup>th</sup> day of FEBRUARY 2024

Danny Budimir  
Notary Public



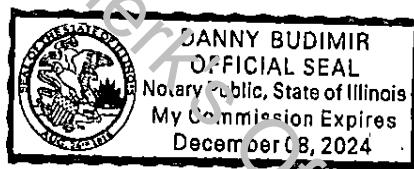
STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Eileen Burgh F/N/A Eileen Chan**, personally known 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 15<sup>th</sup> day of FEBRUARY 2024

Danny Budimir  
Notary Public



Prepared by:  
Gurney Law Group LLC  
150 S. Wacker Drive, Suite 2400  
Chicago, IL 60606

Mail to:  
Miguel Miranda  
2403 W. Berenice Avenue, unit 401  
Chicago, IL 60618

Name and Address of Taxpayer:  
Miguel Miranda  
2403 W. Berenice Ave., unit 401  
Chicago, IL 60618

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Commitment for Title Insurance  
2021 v.01.00 (07-01-2021)

File No.: 774152

## EXHIBIT A

The Land is described as follows:

### PARCEL ONE:

UNIT NO. 401 AND GARAGE PARKING NO. G-3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2403 W. BERENICE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1910116109, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF DECK L.C.E. TO UNIT 401 AND STORAGE LOCKER S-3, BEING LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 11, 2019 AS DOCUMENT NO. 1910116109, AS AMENDED FROM TIME TO TIME.

13-24-205-038-1003 Ⓟ

13-24-205-038-1004

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## REAL ESTATE TRANSFER TAX

28-Mar-2024



**CHICAGO:**

4,477.50

**CTA:**

1,791.00

**TOTAL:**

6,268.50 \*

13-24-205-038-1003 | 20240301665071 | 0-923-899-440

\* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

28-Mar-2024



<b>COUNTY:</b>	298.50
<b>ILLINOIS:</b>	597.00
<b>TOTAL:</b>	895.50

13-24-205-038-1003

| 20240301665071 |

1-730-516-528