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A24 3264
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2409520229 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/4/2024 11:16 AM Pg: 1 of 3

Dec ID 20240301665024
ST/Co Stamp 0-618-427-952 ST Tax \$310.00 CO Tax \$155.00

Property of Cook County Clerk's Office

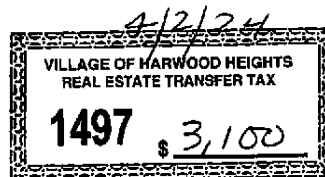
THE GRANTOR, Michael Seng, a married man, of the city of Bartlett, State of Illinois, County of Cook, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand. CONVEYS AND WARRANTS to Daniel Fry, a single man, of the city of Worridge, the following described Real Estate situated in the County of Cook Page in the State of Illinois to wit: (See page 3 for the legal description attached hereto and made part hereof). Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: General Taxes for 2023 and subsequent years; Covenants, conditions, restrictions of record, if any;

Permanent Real Estate Index Number(s): 12-12-425-009-1059
Address of Real Estate: 4811 N. Olcott Ave. Unit 505 Harwood Heights, Illinois 60706

Dated this 28 day of March 2024

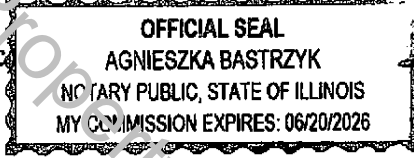
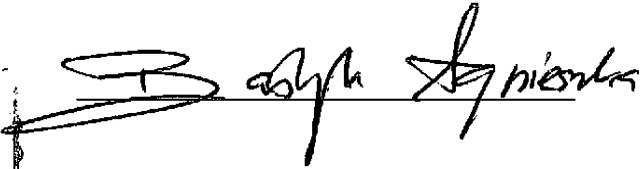
Michael Seng
Michael Seng, Grantor



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STATE OF Illinois COUNTY OF Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Michael Seng is personally known to me to be the person(s) whose name(s) are 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 official seal, this 28th day of MARCH 2024,

(Notary Public)  

Prepared By:
Maria A. Pavone Macek
Attorney At Law
8745 W. Higgins Suite 110
Chicago, Illinois 60631

Mail To: Daniel Fry, 4811 N. Skott Ave, Unit 605,
Harwood Heights, IL 60706
Name and Address of Taxpayer: Daniel Fry, 4811 N. Skott Ave., Unit 605,
Harwood Heights, IL 60706

REAL ESTATE TRANSFER TAX		02-Apr-2024
		COUNTY: 155.00
		ILLINOIS: 313.00
		TOTAL: 468.00
12-12-425-009-1059	20240301665024	0-618-427-952

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Legal Description

Parcel 1:

Unit 4811-505, in the Clock Tower Pointe of Harwood Heights Condominium, as delineated on a survey of the following described property:

Parcel A:

Lots 1, 2, 3, 4, 5, 6 and 7 in Block 9 and Lots 4, 5 and 6 together with the South 1/2 of the vacated 16 foot alley lying North of and adjoining said Lots 4, 5 and 6 in Block 10; and all of vacated Gunnison Street lying between aforesaid Blocks 9 and 10 in Oliver Salinger and Company's Lawrence Avenue Manor, being a Subdivision of Lot 3 in Circuit Court Partition of the East 1/2 of the South East 1/4 and part of the West 1/2 of the South East 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel B:

That part of the West 1/2 of the South East 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, lying East of the East line of Oliver Salinger and Company's Lawrence Avenue Manor, being a Subdivision of Lot 3 in Circuit Court Partition of the East 1/2 of the South East 1/4 and part of the West 1/2 of the South East 1/4 and the Northeast 1/4 of the Southwest 1/4 of aforesaid Section 12, recorded April 28, 1925 as Document 8886267, lying West of West line of the South 18.61 Acres of the East 31.86 Acres of the West 1/2 of the South East 1/4 of Section 12 aforesaid, and lying South of the center line of alley, extended East, in Block 10 in Oliver Salinger and Company's Lawrence Avenue Manor aforesaid, (excepting that part thereof falling in Lawrence Avenue), in Cook County, Illinois.

Parcel C:

That part of the South 18.61 Acres of the East 31.86 Acres of the West 1/2 of the South East 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of the center line of alley, extended East, in Block 10 in Oliver Salinger and Company's Lawrence Avenue Manor, being a Subdivision of Lot 3 in Circuit Court Partition of the East 1/2 of the South East 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, (excepting from said tract of land the East 333.03 feet (measured on the South line and also excepting that part thereof which lies south of the South 50 feet thereof, (measured at right angles to the south line), in Cook County, Illinois;

Which survey is attached to the Declaration of Condominium recorded as Document 0716903044, and as amended from time to time, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use Parking Space P2-32 and Storage Space S2-32, limited common elements as delineated on the survey attached to the declaration aforesaid recorded as Document 0716903044, in Cook County, Illinois.

Property Address:

4811 N Olcott Ave Unit 505
Harwood Heights, IL 60706

Pin: 12-12-425-009-1059