

UNOFFICIAL COPY

WARRANTY DEED State of Illinois – County of Cook

Doc#: 2410023067 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/9/2024 11:40 AM Pg: 1 of 2

Dec ID 20240401669576
ST/Co Stamp 1-489-382-960 ST Tax \$218.00 CO Tax \$109.00
City Stamp 0-859-352-624 City Tax \$2,289.00

The Grantors, GREGORY N. ELLIOTT, a married person, of the City of Champaign, County of Champaign, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, hereby grants, bargains, sells, and conveys to the Grantees, MICHAEL WEBER and HANNAH MAGNUSSON, husband and wife, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common nor joint tenants, but as Tenants By The Entirety to wit:

1100 N Dearborn St. Unit 1511,
Chicago, IL 60610

Legal Description: UNIT NUMBER 16-G IN PARK VIEW TOWERS CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 56 AND 57 IN SUBDIVISION BY ANDREW SPOFFARD AND COLEHOUR'S OF BLOCKS 1 AND 2 OF OUT-LOT "A" IN WRIGHTWOOD, SAID WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT 11 IN LEHMAN DIVERSEY BOULEVARD ADDITION IN THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1905 AS DOCUMENT 3733604 IN BOOK 90 OF PLATS PAGE 23 IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25386511, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

FIRST AMERICAN TITLE
FILE # AF1042334 102

Permanent Real Estate Index Number: 14-28-309-031-1127

Address of Real Estate: 2740 NORTH PINE GROVE AVE., UNIT 16G, CHICAGO, IL 60614

* Property is NOT Homestead property of the Grantor or Grantor's spouse.

SUBJECT TO: 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.

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Warranty Deed (Cont.)
2740 North Pine Grove Ave., Unit 16G, Chicago, IL 60614

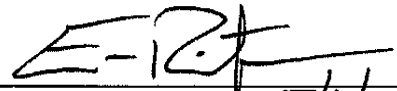
Dated this 28th day of MARCH, 2024.

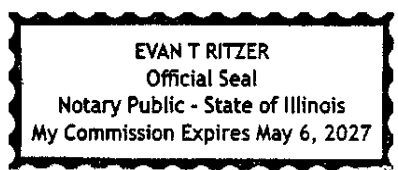

GREGORY N. ELLIOTT, Grantor

State of Illinois)
County of Champaign) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify GREGORY N. ELLIOTT, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 28th day of March, 2024.


(Notary Public)
Commission Expires 5/6/27



Mail Recorded Deed To: Michael Weber
2740 N Pine Grove Ave.
Unit 16G
Chicago, IL 60614

2
Hannah
Magnussen
same ->

Send Subsequent Tax Bills To:
2740 N Pine Grove Ave.
Unit 16G
Chicago, IL 60614

This instrument was prepared by: **BRIAN LOHSE, LOHSE LAW, INC., 270 Center Dr., Suite 210, Vernon Hills, IL 60061**