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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/10/2024 9:41 AM Pg: 1 of 3

Dec ID 20240401667825
ST/Co Stamp 2-013-474-352 ST Tax \$175.00 CO Tax \$87.50
City Stamp 0-939-732-528 City Tax \$1,837.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Daniel Montero and Melissa Murales-Montero, a/k/a Melissa Morales-Montero, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Karlo Karacic, a married person of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

4126 W. Cullom Ave
Apt 2C
Chicago, Ill 60641

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions, and restrictions of record, public, and utility easements and roads and highways hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 13-15-404-040-1008

Address of Real Estate: 4126 W. Cullom Avenue, 2C
Chicago, IL 60641

Dated this 21 day of March 2024.

FIRST AMERICAN TITLE
FILE # AF1042178

1061

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Daniel Montero

Daniel Montero

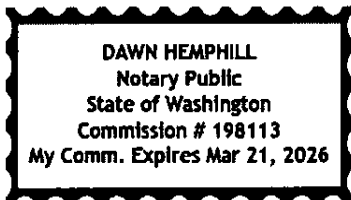
Melissa Morales-Montero

Melissa Morales-Montero

STATE OF Washington)
) ss.
COUNTY OF Thurston)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Daniel Montero and Melissa Morales-Montero, as 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 I signed, sealed and delivered the instrument as my free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21 day of March 2024.



Dawn Hemphill

Notary Public

Dawn Hemphill

My commission expires on 03/21, 2026.

Prepared By:
Steven R. Felton, Esq.
134 N LaSalle St., Suite 1720
Chicago, Illinois 60602

Mail To:
Karlo Karacic
6184 N. Keating
Chicago, IL 60646

Name & Address of Taxpayer:

Karlo Karacic
~~6184 N. Keating~~ 4126 W. Cullom Ave #2C
Chicago, IL 60646

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit 2C in 4128 W. CULLOM CONDOMINIUM as delineated on survey of the following described parcel of real estate (Hereinafter referred to as "parcel"): Lot 24 (except that portion starting at North West corner of said Lot 24 and running 7 feet South parallel with Kedvale Avenue; thence Easterly 43-1/2 feet parallel with Northerly lot line of Lot 24; thence Northerly 7 feet parallel to Kedvale avenue to North line of Lot 24 and thence Westerly to Point of Beginning in Block 6 in HUNTING AND OTHERS SUBDIVISION of West 662 feet of East 1116 feet of North 660 feet West of Elston road of South East 1/4 of Section 15, Township 40 North, Range 13, East of the third Principal Meridian, in Cook County, Illinois; which survey is attached as exhibit 'A' to declaration made by the LaSalle National Bank, as trustee under provisions of a trust agreement dated December 14, 1955 and known as Trust Number 18639 and recorded in the office of the Recorder of deeds on August 22, 1978 as Document Number 24594472; as amended from time to time together with an undivided percent interest in said parcel (excepting from said parcel all the property and space comprising all the units defined and set forth in said declaration and survey).

Parcel 2

Easement appurtenant to and for the use and benefit of UNIT NUMBER 2C in and to an EXCLUSIVE PARKING EASEMENT for parking space number 5 as delineated on the survey attached as exhibit A to the declaration of condominium made by the LaSalle National Bank as Trustee under Trust Number 18639 recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

Permanent Index #'s: 13-15-404-040-1008

Property Address: 4126 W. Cullom Avenue, 2C, Chicago, Illinois 60641

Property of Cook County Clerk's Office