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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2410224402 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/11/2024 2:27 PM Pg: 1 of 3

Dec ID 20240401669181
ST/Co Stamp 0-216-174-128 ST Tax \$222.50 CO Tax \$111.25
City Stamp 0-986-484-848 City Tax \$2,336.25

(The Above Space for Recorder's Use Only)

PT24-98555 1/2

THE GRANTORS, Janice L. Bjorkman and Alan W. Bjorkman, a married couple, of City of Burlington, County of Walworth, State of Wisconsin, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Megan Harsh, Elaine County Clerk's Office of City of Chicago, County of Cook, State of Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-11-423-027-1020

Property Address: 3209 West Argyle Street, #3S, Chicago, IL 60625

This is not homestead property.

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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Exhibit A / Legal Description

Parcel 1:

Unit 3209-3S in The West End Flats Condominium, as delineated on a survey of the following described real estate:

Lots 1 to 5 in Thomasson's 4th Addition to Chicago, a subdivision of the East 1/2 of Blocks 21 and 28 in Jackson's Subdivision of the Southwest 1/4 of Section 11, and the Southeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as exhibit "B" to the Declaration of Condominium Ownership for West End Flats Condominium Association made by Argo Court, Inc., an Illinois Corporation and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 0021147798 and as amended by 0021230645, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Storage Space 7, a limited common element as delineated in the aforesaid Declaration of Condominium as L.C.E. S-7 recorded in Cook County, Illinois.

Property of Cook County Clerk's Office