

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
General**

Doc#: 2411402001 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/23/2024 9:20 AM Pg: 1 of 3

Dec ID 20240401671748
ST/Co Stamp 0-439-819-824 ST Tax \$290.00 CO Tax \$145.00
City Stamp 1-205-952-048 City Tax \$3,045.00

1 of 2
TRULY
TITLE
2466604-20

Above Space for Recorder's Use Only

THE GRANTOR, MICHAEL P. WOULFE, unmarried, for and in consideration of (\$10.00) Ten Dollars, in hand paid, **CONVEY and WARRANT to MAGDALENA BABON, single woman** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED.

Permanent Index Number (PIN): 17-22-110-100-1011 and 17-22-110-100-1395

Address(es) of Real Estate: **1322 South Prairie Ave, Unit 311, Chicago, IL 60605**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; 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.

THIS IS NOT HOMESTEAD PROPERTY

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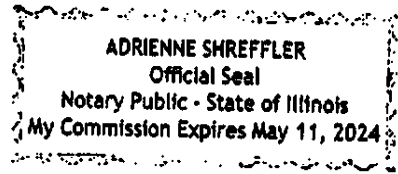
Dated this 4th day of April 2024

X Michael P Woulfe
MICHAEL P. WOULFE

PLEASE
PRINT OR
TYPE NAME
BELOW
SIGNATURE(S)

State of Illinois, County of Cook ss I, the undersigned, a Notary Public, In and for said County, in the State aforesaid, DO HEREBY CERTIFY **MICHAEL P. WOULFE**, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 4th day of April 2024.



Commission expires 5/11/2024, _____
NOTARY PUBLIC

This instrument was prepared by:
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:
Magdalena Babon
1322 S PRAIRIE AVE UNIT 311
CHICAGO IL 60605

SEND SUBSEQUENT TAX BILLS TO:
Magdalena Babon
1322 S PRAIRIE AVE UNIT 311
CHICAGO IL 60605

OR

Recorder's Office Box No. _____

PROPERTY OF COOK COUNTY NOTARY PUBLIC'S OFFICE

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PARCEL ONE:

UNIT 311 AND GU-175 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TOWER I RESIDENCES CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED APRIL 22, 2002 AS DOCUMENT NO. 0020457530, IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL ONE FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN GRANT OF ACCESS EASEMENTS RECORDED APRIL 22, 2002 AS DOCUMENT NO. 0020457528.

PARCEL THREE:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE, S-11 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020457530, IN COOK COUNTY, ILLINOIS.

PIN: 17-22-110-100-1011

PIN: 17-22-110-100-1395

Property of Cook County Clerk's Office