

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2411414231 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/23/2024 11:04 AM Pg: 1 of 3

Dec ID 20240401682386
ST/Co Stamp 1-712-148-784 ST Tax \$710.00 CO Tax \$355.00
City Stamp 1-049-121-072 City Tax \$7,455.00



Preparer File: 24GCO001195SK

THE GRANTOR(S) Matthew R. Hulien married to Cara Kinney, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Matthew Matheny and Alexandra De Raeppe, AS JOINT TENANTS of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

Permanent Real Estate Index Number(s): 17-06-431-044-1003

Address(es) of Real Estate: 878 North Marshfield Avenue, Unit 3
Chicago, IL 60622

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Dated this 8 day of April, 20 24

X Matthew R. Hulen
Matthew R. Hulen

X Cara Kinney
Cara Kinney (for the purpose of waiving homestead rights only)

STATE OF TX, COUNTY OF Sumner SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew R. Hulen and Cara Kinney, personally known to me to be the same person(s) whose name(s) 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 8th day of April, 20 24.



Ashley N. Smith
Notary Public

Prepared by:
Thakrar & Associates, PC
1001 Green Bay Road, Suite 234
Winnetka, IL 60093

Mail to:
Kim Freetland
806 N. Peoria
Chicago, IL 60642

Name and Address of Taxpayer:
Matthew Matheny and ~~Alexandra DePaape~~ DePaape
878 North Marshfield Avenue, Unit 3
Chicago, IL 60622

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 24GCO001195SK

For APN/Parcel ID(s): **17-06-431-044-1003**

PARCEL 1:

UNIT 3 IN 578 N. MARSHFIELD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 10 IN BLOCK 18 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1536234038, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, STORAGE SPACE S-3 AND ROOF RIGHTS R- 3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1536234038.

Proprietary of Cook County Clerk's Office