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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2411414302 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/23/2024 1:42 PM Pg: 1 of 2

Dec ID 20240401682243
ST/Co Stamp 0-227-135-792 ST Tax \$435.00 CO Tax \$217.50
City Stamp 0-898-224-432 City Tax \$4,567.50

THE GRANTOR(S), ^{MAILED} Monika Bhuta, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of \$435,000 in hand paid, convey(s) and Warranty Deed to Ethan Witting, an unmarried man, (Grantee's Address) 2723 N. Wayne Ave., Apt 1N, Chicago, IL 60614 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 207 AND PARKING UNIT P10 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RAVENSWOOD LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 939 224 79, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, any confirmed special tax or assessment, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2024.

Permanent Real Estate Index Number(s): 14-19-434-046-1018; 14-19-434-046-1045

Address of Real Estate: 3201 N. Ravenswood Ave., Unit 207, P10, Chicago, IL 60657

Dated this 15 day of APRIL, 2024

Monika Bhuta
Monika Bhuta

NOT HOMESTEAD PROPERTY

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STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MONIKA BHUTA** personally known to me to be the person(s) whose name(s) Monika Bhuta subscribed to the foregoing instrument, appeared before me

this day, in person, and acknowledged that Monika Bhuta signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

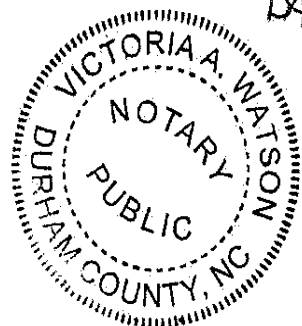
Given under my hand and official seal, this 15th day of April, 2024

Victoria A. Watson
(Notary Public)

EXP 4/11/27

Prepared By: _____

William Joseph Mills
FirmEquity LLC
444 N. Wabash Ave., 5th Fl.
Chicago, IL 60611



Mail To: _____

Ethan Witting
3201 N. Ravenswood Ave.
Unit - 207
Chicago, IL 60657

Name and Address of Taxpayer:
Ethan Witting
3201 N. Ravenswood Ave., Unit 207
Chicago, IL 60657

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