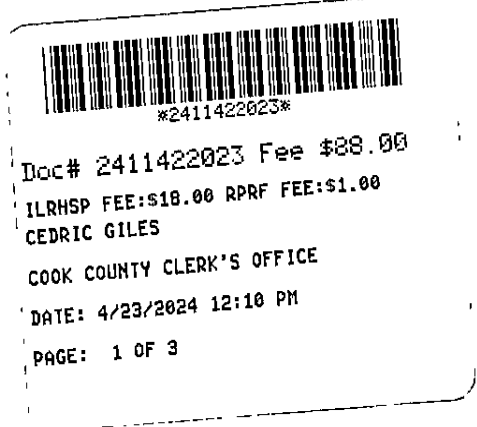


UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Lisa Ramsey
1030 N. State St., Unit 16B
Chicago, IL 60610



(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Lisa Ramsey
1030 N. State St., Unit 16B
Chicago, IL 60610

THE GRANTOR: Maria Ellis, widowed and not since remarried, of 1030 N. State St., Unit 16B, Chicago, IL 60610, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Lisa Ramsey, a single woman, of 202 W. Hill St, #807, Chicago, Illinois 60610, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1030 N. State St., Unit 16B, Chicago, IL 60610
PIN: 17-04-424-051-1068

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

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.

REAL ESTATE TRANSFER TAX 11-Apr-2024



CHICAGO: 3,300.00
CTA: 1,320.00
TOTAL: 4,620.00 *

17-04-424-051-1068 | 20240301666431 | 2-011-209-264

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 11-Apr-2024



COUNTY: 220.00
ILLINOIS: 440.00
TOTAL: 660.00

17-04-424-051-1068 | 20240301666431 | 0-505-962-032

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DATED this 4th day of April, 2024.

X Maria Ellis

Maria Ellis

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Maria Ellis**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

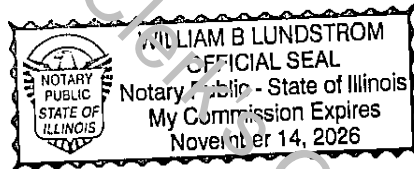
Given under my hand and official seal this 4th day of April, 2024.

William B. Lundstrom

Notary Public

NAME AND ADDRESS OF PREPARER:

Julie Moltz-Matgous
Attorney at Law
PO Box 5999
Vernon Hills, IL 60061



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 16B IN NEWBERRY PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 11 BOTH INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO IN NEWBERRY ESTATE TRUSTEES SUBDIVISION OF LOT 5 IN BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BLOCK 5 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25773994, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25773375, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs" and all amendments; public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs, 2nd installment of general real estate taxes for 2023 and subsequent years; and acts done or suffered by or through Grantee.

P.I.N.: 17-04-424-051-1068

Commonly known as: 1030 N. State St., Unit 16B, Chicago, Illinois 60610