

UNOFFICIAL COPY

Doc#: 2411424279 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/23/2024 11:49 AM Pg: 1 of 2

Dec ID 20240401683753
ST/Co Stamp 1-084-412-208 ST Tax \$280.00 CO Tax \$140.00
City Stamp 0-346-428-272 City Tax \$2,940.00

Property of Cook County
2411424279-01-01-01
WARRANTY DEED

THAT, Grantor, Elizabeth A. Eveland ^{who owned} of the city of Chicago of Cook County, IL for and in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

Stephanie Erin Thies Geier, and Brian Ross Geier, wife and husband, as tenants in common of the following described Real Estate situated in the County of Cook in the State of ILLINOIS to wit:

UNIT G IN THE 4868-70 N. CALIFORNIA MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN THE SUBDIVISION OF THAT PART OF BLOCKS 17 AND 32 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE PARALLEL TO AND 798.55 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST 1/4 OF SAID SECTION 12 AND WEST OF A LINE 33 FEET WEST OF AND PARALLEL TO EAST LINE OF SAID BLOCKS 17 AND 32 IN JACKSON'S SUBDIVISION AND EAST OF EASTERLY LINE OF RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020280639, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 13-12-320-026-1001

PROPERTY ADDRESS: 4870 N California Ave, Unit G, Chicago, IL 60625

SUBJECT ONLY TO THE FOLLOWING, IF ANY: 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

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

UNOFFICIAL COPY

DATED THIS 22nd DAY OF April, 2024

Elizabeth A. Eveland
Elizabeth A. Eveland

State of ILLINOIS, County of WILL, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Elizabeth A. Eveland
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 22nd day of April, 2024

Commission expires: By: Imani Asante
NOTARY PUBLIC



Mail To:
Michael Grabill
707 Skolce Blvd.
Suite 420
Northbrook IL 60062

Send Subsequent Tax Bills To:
Stephanie Geier
4870 N. Calumet Ave.
Unit G.
Chicago IL 60625

This instrument was prepared by:
Imani Asante
Attorney at Law
403 N Wabash #8C
Chicago, IL 60611