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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/23/2024 12:00 PM Pg: 1 of 3

Dec ID 20240401683199
ST/Co Stamp 0-671-813-936 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-183-144-752 City Tax \$3,412.50



WARRANTY DEED ILLINOIS STATUTORY

(Individual)

246WC 238290 LP

THE GRANTOR, SANGVATH SITH AND TERRI SITH, husband and wife, currently residing at 6122 N. Tripp Ave., Chicago, Illinois 60646, for good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, NOBLE R. FRANSON, a married / unmarried man and currently residing at 340 W. Diversey Ave., Unit 1820, Chicago, Illinois 60657, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit A which is incorporated herein by this reference

SUBJECT TO: Covenants, conditions, and restrictions of record; building lines and public and utility easements, if any, provided that they do not interfere with the current use and enjoyment of the Property; all special governmental taxes or assessments confirmed and unconfirmed; acts done by or suffered through Buyer; and general real estate taxes not yet 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. NOTE: This is non-Homestead investment property as to the Grantor.

TO HAVE AND TO HOLD said premises in severalty, forever,


Permanent Real Estate Index Number(s): 14-28-206-005-1040

Address(es) of Real Estate: 330 WEST DIVERSEY PARKWAY, UNIT NO. 804, CHICAGO, IL 60657

Dated: April 16, 2024



SANGVATH SITH



TERRI SITH

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SANGVATH SITH AND TERRI SITH, 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 16th day of APRIL, 2024.

Michelle Maxwell
(Notary Public)



Prepared by:
Jeffrey D. Woods, Esq.
1150 Wilmette Ave., Suite 2
Wilmette, Illinois 60091

Mail to:
Noble R Francon
342 W Diversy #1820
Chicago IL 60657

Name and Address of Taxpayer:

Property of Cook County Clerk's Office

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Exhibit A

Legal Description

PARCEL 1: UNIT 804 AS DELINEATED ON SURVEY OF THAT PART OF LOT 6 IN ASSESSORS DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPT THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY); ALSO THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION KNOWN AS TRUST NUMBER 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT 2340546, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957 AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS: THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER OF SAID NORTH COMMONWEALTH AVENUE), IN COOK COUNTY, ILLINOIS