

# UNOFFICIAL COPY

Doc#: 2412024110 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/29/2024 9:52 AM Pg: 1 of 3

Dec ID 20240401682758

ST/Co Stamp 1-818-046-768 ST Tax \$865.50 CO Tax \$432.75

City Stamp 1-572-909-360 City Tax \$9,087.75

124-90808 1 of 2

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Deanna C. Williams and Benjamin T. Strick  
1819 N. Dayton Street  
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTORS Deanna C. Williams and Benjamin T. Strick, a married couple, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Julianna Heger and John P Riley, AS TENANTS BY THE ENTIRETY\*, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-32-414-071-1004

Property Address: 1819 N. Dayton Street, Chicago, IL 60614

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.

**PROPER TITLE, LLC**

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Dated this 9<sup>th</sup> day of April, 2024.

Deanna C Williams  
Deanna C. Williams

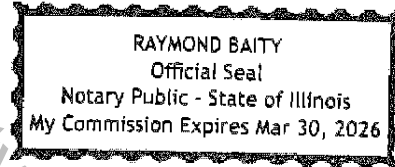
Benjamin T Strick  
Benjamin T. Strick

)  
**STATE OF ILLINOIS**  
) **SS,**  
)  
**COUNTY OF COOK**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Deanna C. Williams and Benjamin T. Strick 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 in the 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 notarial seal, this 9<sup>th</sup> day of April, 2024.

[Signature]  
Notary Public



**THIS INSTRUMENT PREPARED BY**

Shane Mowery, Attorney at Law  
3653 W Irving Park Rd  
Chicago, IL 60618

**MAIL TO:**

Bradford Miller  
10 S. LAMAR, A/E. 2430  
Chicago IL 60603

Grantee's Address:  
**SEND SUBSEQUENT TAX BILLS TO:**

0  
Julianna Heger and John P Riley  
1819 N. Dayton Street  
Chicago, IL 60614

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## EXHIBIT A LEGAL DESCRIPTION

UNIT 1819 IN WILLOW DAYTON PLACE TOWNHOUSE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 41 TO 47 BOTH INCLUSIVE, AND THE WEST 60 FEET OF LOT 48 (EXCEPT THE SOUTH 7.52 FEET THEREOF) IN BLOCK 1 OF THE SUBDIVISION OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREIN REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85162137, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office