

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual

PT24-005430 2/3



\*2412308058\*

Doc# 2412308058 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/2/2024 3:40 PM

PAGE: 1 OF 5

THE GRANTOR, Thomas Nguyen, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Nolan R. Eike, an unmarried man, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

*SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE*

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

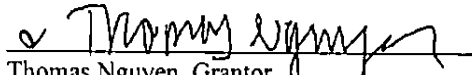
Permanent Real Estate Index Number(s): 14-21-303-047-1021

Address of Real Estate: 743 W. Cornelia Avenue, Unit ~~N~~2, Chicago, Illinois 60657

PROPER TITLE, LLC

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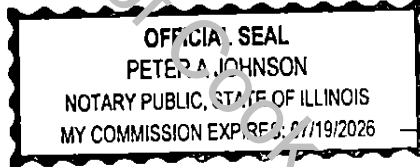
Dated this 18th day of April, 2024.

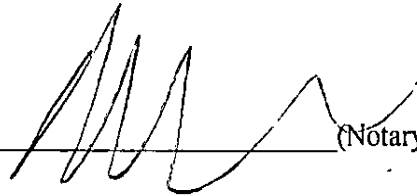
  
Thomas Nguyen, Grantor

STATE OF ILLINOIS, COUNTY OF COOK            SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Nguyen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person or via simultaneous two-way audio-video communication, and acknowledged that he signed, sealed and delivered the said instrument as his 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 18th day of April, 2024.



 (Notary Public)

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**Prepared By:** Peter A. Johnson  
Johnson and Sullivan, Ltd.  
11 East Hubbard Street, Suite 702  
Chicago, Illinois 60611

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**Mail To:**  
Dana Siragusa  
25 E. Washington, Suite 700  
Chicago, Illinois 60602  
*Grantee Address:*  
**Name & Address of Taxpayer:**  
Nolan R. Eike  
743 W. Cornelia Avenue, Unit N2  
Chicago, Illinois 60657

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## EXHIBIT "A" / LEGAL DESCRIPTION

UNIT 743N-2 IN THE EAST WRIGLEYVIEW VILLAGE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING ESTATE:

THE NORTH 216 FEET OF THE EAST 100.7 FEET OF THE WEST 220.7 FEET OF BLOCK 14 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 ALL INCLUSIVE IN "PINE GROVE", EXCEPT THAT PART LYING EAST OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 220.7 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK: THENCE RUNNING SOUTH TO THE SOUTH LINE OF SAID BLOCK 218.2 FEET EAST OF THE SOUTHWEST CORNER THEREOF; AND EXCEPTING A STRIP OF LAND DESCRIBED AS FOLLOWS:

STARTING AT A POINT ON THE NORTH LINE OF BLOCK 14 AFORESAID, 120 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 14 AFORESAID; THENCE SOUTH 48 FEET; THENCE EAST  $8 \frac{7}{8}$  INCHES; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF BLOCK 14 WHICH IS 120 FEET  $9 \frac{1}{2}$  INCHES EAST OF THE NORTHWEST CORNER OF BLOCK 14; THENCE WEST TO THE PLACE OF BEGINNING IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 13, 2006 AS DOCUMENT 0501345069, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 100  
CHICAGO, IL 60602

Property of Cook County Clerk's Office

CHICAGO:	1,931.25
CTA:	772.50
TOTAL:	2,703.75 *

14-21-303-047-1021 | 20240401682254 | 1-158-492-464

Total does not include any applicable penalty or interest due.



# UNOFFICIAL COPY

1387  
021 120

1387  
021 120

Property of Cook County Clerk's Office

COUNTY:	128.75
ILLINOIS:	257.50
TOTAL:	386.25

20240401682254 | 2-070-827-312



14-21-303-047-1021