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WARRANTY DEED

PT24-00616P 1 of 2
This instrument prepared by:
William Lundgren
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603

Doc#: 2413120170 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/10/2024 11:22 AM Pg: 1 of 3

Dec ID 20240401687140
ST/Co Stamp 0-630-237-488 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-561-798-960 City Tax \$3,675.00

Mail to:

William Thomas Kelly
2912 N. Pine Grove Ave
Unit 2
Chicago, IL 60657

Name and Address of Taxpayer:

William Thomas Kelly
2912 N. Pine Grove Avenue, Unit 2,
Chicago, IL 60657

The Grantors, **Alec Vitosky and Lindsey Vitosky, husband and wife, as tenants by the entirety**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to: **William Thomas Kelly, a single man of 856 W. Gunnison St #3, Chgo, IL 60640.**

Grantee, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois:

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

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.

TO HAVE AND TO HOLD said premises, forever.

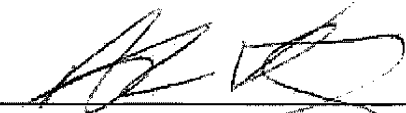
Permanent Index Number(s): 14-28-117-032-1005

Address of the Real Estate: 2912 N. Pine Grove Avenue, Unit 2, Chicago, IL 60657


[SIGNATURE ON NEXT PAGE]

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Dated this 24 day of April, 2024



Alec Vitosky



Lindsey Vitosky

STATE OF ILLINOIS

)
)SS.

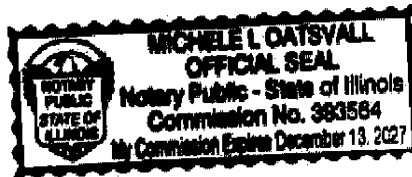
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alec Vitosky and Lindsey Vitosky, 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 this 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 24th day of April, 2024.



NOTARY PUBLIC



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EXHIBIT A - LEGAL DESCRIPTION

Unit 2912-2 as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel):

Lots 23 and 24 in the subdivision of Block 1 in Hubbard's addition to Chicago, in the East 1/2 of the Northwest ¼ of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached as exhibit "A" to the Declaration made by Chicago City Bank and Trust Company, as Trustee under trust number 9589, recorded in the Office of the Recorder of Cook County, Illinois as document 22262619; together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Property of Cook County Clerk's Office