

UNOFFICIAL COPY

WARRANTY DEED

Individual

Doc#: 2413124046 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/10/2024 9:19 AM Pg: 1 of 4

MAIL TAX BILL TO:

Brian Harper
2911 North Western Ave., Unit 113
Chicago, Illinois 60618

Dec ID 20240501697972

ST/Co Stamp 0-656-005-424 ST Tax \$340.00 CO Tax \$170.00

City Stamp 1-192-876-336 City Tax \$3,753.19

MAIL RECORDED DEED TO:

Daniel Hofstetter
161 N Clark St, Ste 1600
Chicago, IL 60601

THE GRANTOR, **CHRISTOPHER R. COHN**, married to **JORDAN ALEXIS COHN**, of 2911 North Western Ave., Unit 113, Chicago, Illinois 60618, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEYS AND WARRANTS** to **BRIAN HARPER**, an unmarried person, of 2934 West Belle Plaine Avenue, Unit 2W, Chicago, IL 60618 all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 14-30-116-023-1012

Property Address: 2911 North Western Ave., Unit 113, Chicago, Illinois 60618

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

lot 2
24-02-014AI

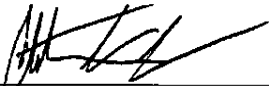
AI TITLE

COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

UNOFFICIAL COPY

DATED this 15 day of March, 24.

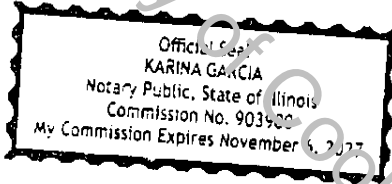


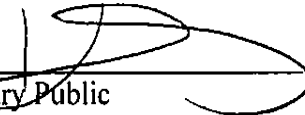
CHRISTOPHER R. COHN

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **CHRISTOPHER R. COHN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, 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 notarial seal this 15 day of March, 24.




Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

Cook County Clerk's Office

UNOFFICIAL COPY

DATED this 28 day of MARCH, 20.

Jordan Cohn

JORDAN ALEXIS COHN, TO WAIVE HOMESTEAD

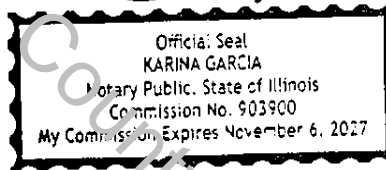
STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JORDAN ALEXIS COHN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, 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 notarial seal this 28 day of MARCH, 20.

[Signature]

Notary Public



PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit "A" – Legal Description

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

PARCEL 1:

UNIT 113 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER WALK LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 00170100, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE P-24, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 00170099 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office