

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, *Charles S. Post and Sharlet A. Anderson, husband and wife*, of 3312 West Diversy Avenue, Unit 2, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEY and WARRANT to *Jean-Yves Maziere and Megan Stojic, husband and wife*, of 5815 Teal Court, Long Grove, Illinois, not as tenants in common and not as tenants by the entirety, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Doc#: 2413124082 Fee: \$107.00
 CEDRIC GILES
 COOK COUNTY CLERK'S OFFICE
 Date 5/10/2024 9:41 AM Pg: 1 of 2

Dec ID 20240401689695
 ST/Co Stamp 1-407-891-760 ST Tax \$475.00 CO Tax \$237.50
 City Stamp 1-089-354-032 City Tax \$4,987.50

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

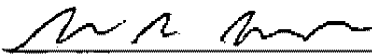
SUBJECT TO: covenants, conditions restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, not in tenancy by the entirety, but in joint tenancy forever.

Address of Real Estate: 3312 West Diversy Avenue, Unit 2, Chicago, Illinois, 60647

Permanent Real Estate Index Number: 13-26-227-045-1003

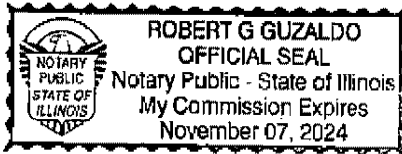
DATED this 7th day of May, 2024


 CHARLES S. POST


 SHARLET A. ANDERSON

State of Illinois)
 County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Charles S. Post and Sharlet A. Anderson*, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.



Given under my hand and official seal, this 7th day of May, 2024.


 NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo, Guzaldo Law Offices LLC, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

AFTER RECORDING, MAIL TO:
Jean-Yves Maziere & Megan Stojic
 5815 Teal Court
 Long Grove, IL 60047

SEND SUBSEQUENT TAX BILLS TO:
Jean-Yves Maziere & Megan Stojic
 5815 Teal Court
 Long Grove, IL 60047

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LEGAL DESCRIPTION

PARCEL 1: UNIT 2 IN THE 3312 WEST DIVERSEY AVENUE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT TWENTY FIVE (25) AND THE WEST ONE THIRD (1/3) OF LOT TWENTY FOUR (24) IN BLOCK THREE (3) IN WISNER'S SUBDIVISION OF LOTS EIGHT (8) AND NINE (9) IN THE BRAND'S SUBDIVISION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY SIX (26), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN (3RD P.M.), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0817016040, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE USE OF PARKING SPACE (P-2), A LIMITED COMMON ELEMENT AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM AND AMENDED BY DOCUMENT 1215010005.

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Permanent Real Estate Index Number: 13-26-227-045-1003

Property of Cook County Clerk's Office