

# UNOFFICIAL COPY

**PREPARED BY:**

Codilis & Associates, P.C.  
Christine Coates, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc# .2413629186 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/15/2024 2:21 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Ethan Lengfeld

2800 N. Orchard St. #310  
Chicago, IL 60657

Dec ID 20240501696619

ST/Co Stamp 0-565-311-792 ST Tax \$230.00 CO Tax \$115.00

City Stamp 1-102-182-704 City Tax \$2,415.00

**MAIL RECORDED DEED TO:**

Carly Kios

11 S. Duane Ave.  
Wrightwood Heights, IL 60005

---

## WARRANTY DEED

THE GRANTOR, Matthew S. Moreno, of 405 Atlantic Street 19B, Stamford, CT 06901, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND WARRANT(S) to THE GRANTEE(S) Ethan Lengfeld, an unmarried person of 656 W Briar Pl Apt 1, Chicago, IL 60657, all right, title and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 310 IN 2800 NORTH ORCHARD CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 24 IN L.S. WARNER'S SUBDIVISION OF LOTS 17 AND 18 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 14 (EXCEPT THAT PART OF SAID LOT WHICH LIES EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF N. ORCHARD STREET, BEING THE EAST 18 FEET OF SAID LOT) AND ALL OF LOTS 15 AND 16 IN L.J. HALSEY'S SUBDIVISION OF LOT 9 IN BICKERDIKE AND STEELE'S SUBDIVISION AFORESAID, TOGETHER WITH LOTS 3, 4 AND 5 IN ABBOTT'S SUBDIVISION OF THE WEST PART OF THE SOUTH 1/2 OF LOT 10 IN BICKERDIKE AND STEELE'S SUBDIVISION AFORESAID, TOGETHER WITH THE PRIVATE ALLEY SOUTH AND SOUTHWESTERLY OF AND ADJOINING SAID LOT 3 AS CREATED BY AND AS DESIGNATED ON PLAT OF ABBOTT'S SUBDIVISION RECORDED IN THE RECORDER'S OFFICE ON MARCH 10, 1884 AS DOCUMENT 529937, IN BOOK 10, PAGE 86, ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2002 AS DOCUMENT NUMBER 0020635931, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PERMANENT INDEX NUMBER:** 14-28-115-089-1071

**PROPERTY ADDRESS:** 2800 N Orchard St #310, Chicago, IL 60657

Subject, however, to the general taxes for the year 2023 and 2024 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

# UNOFFICIAL COPY

Warranty Deed - *Continued*

Dated this 5/1/2024

Matthew S. Moreno

By: *Matthew S. Moreno*

STATE OF New York )  
COUNTY OF New York ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew S. Moreno, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

1<sup>st</sup> day of May 2024  
*Seraphina A. Biesiadecki*

Notary Public

My commission expires: 5/31/2027

Exempt under the provisions of paragraph \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date  
\_\_\_\_\_. Agent.

SERAPHINA A. BIESIADECKI  
Notary Public, State Of New York  
No. 24-4789409  
Qualified in Richmond County  
Certificate Filed In New York County  
Commission Expires May 31, 2027