

UNOFFICIAL COPY

PREPARED BY:

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

Doc#: 2413727007 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/16/2024 9:22 AM Pg: 1 of 2

MAIL TAX BILL TO:

Kevin Ackermann

535 W BROMPTON AVE, UNIT 2N
CHICAGO, IL 60657

Dec ID 20240501699088

ST/Co Stamp 0-634-419-504 ST Tax \$215.00 CO Tax \$107.50

City Stamp 1-171-290-416 City Tax \$2,257.50

MAIL RECORDED DEED TO:

KADHKEESH LAD
9501 W. 144TH PL, SUITE 303
ORLAND PARK, IL 60462

WARRANTY DEED

THE GRANTOR, Matthew S. Moreno, married, of 405 Atlantic Street Apt 9B, 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) Kevin Ackermann, A SINGLE MAN of 535 W BROMPTON AVE, UNIT 2N, CHICAGO, IL all right, title and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 535-2-N IN 527-537 W. BROMPTON CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

LOT 1 IN PLOTKE AND GROSBY'S RESUBDIVISION OF THE WESTERLY 278 FEET OF BLOCK 2 OF BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK AND A TRACT OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THE WESTERLY LINE OF NORTH SHORE DRIVE (EXCEPT STREETS PREVIOUSLY DEDICATED) IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25365585 TOGETHER WITH ITS UNDIVIDED INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-21-112-013-1021

PROPERTY ADDRESS: 535 West Brompton Avenue Unit 2N, Chicago, IL 60657

Subject, however, to the general taxes for the year 2023 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.

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Warranty Deed - *Continued*

Dated this 5/1/2024

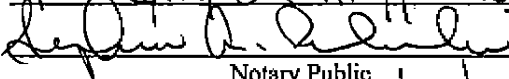
Matthew S. Moreno

By: 

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

1st day of May, 2024

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