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Warranty Deed

ILLINOIS

Doc#: 2414426058 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/23/2024 12:00 PM Pg: 1 of 3

Dec ID 20240501694630

ST/Co Stamp 1-360-279-856 ST Tax \$425.00 CO Tax \$212.50

City Stamp 1-628-715-312 City Tax \$4,462.50

Above Space for Recorder's Use Only

PT 24-98975 1/2

THE GRANTOR(S) Shannon M. Maloney, an unmarried person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee(s)) Nina Potts, unmarried the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 3 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

NS

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.

Permanent Real Estate Index Number(s): 14-28-315-052-1007

Address(es) of Real Estate: 605 West Arlington Place Unit 3, Chicago, Illinois 60614

The date of this deed of conveyance is Dated this 16th day of April, 2024

PROPER TITLE, LLC

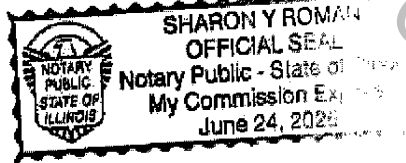
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Shannon M. Maloney
Shannon M. Maloney

State of IL
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shannon M. Maloney, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal Dated this 16th day of April, 2024.



Sharon Y Roman
Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 605 West Arlington Place Unit 3, Chicago, Illinois 60614

Legal Description:

Parcel 1:

Unit 605-3 in the East Lincoln Park Place Condominium, as delineated on a Survey of the following described real estate:

Lot 1 and Lot 2 (except the South 20.17 feet thereof), in Schmick's Subdivision of Lots 1 and 2 in the Subdivision of Lot 27 in Outlot "C" of Wrightwood, being a Subdivision of the Southwest 1/4 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 of Condominium recorded November 22, 2006, as Document No. 0632622033, as amended from time to time., together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Storage Space S-B, a limited common element, as set forth and defined in said Declaration of Condominium and Survey attached thereto..

This instrument was prepared by:
Lynette McKenzie
Lynette J. McKenzie, LTD
7219 W. Laraway Road
Frankfort, IL 60423

Send subsequent tax bills to:
Nina Potts
605 West Arlington Place Unit 3
Chicago, Illinois 60614

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