

UNOFFICIAL COPY

Citywide Title Corporation
111 W Washington St. Ste. 1301
Chicago, Illinois 60602



Doc# 2415122032 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/30/2024 1:49 PM
PAGE: 1 OF 6

FILE # 775406 1/2

- DEED
- SUBORDINATION
- POWER OF ATTORNEY
- OTHER

REMARKS

1050 W Diversey Pkwy Unit 3
Chicago, Illinois 60614
14-29-228-057-1003

C
y
P
6
y
y
a

UNOFFICIAL COPY**WARRANTY DEED (Illinois)**

THIS DEED is made as of the 16 day of
May, 2024, by and between

ALBERT B. MERKEL, JR AND KELLIE F.
MERKEL, HUSBAND AND WIFE

("Grantor," whether one or more),

and

BRANDON PUSEY AND MAUD PUSEY,
HUSBAND AND WIFE, NOT AS TENANTS
IN COMMON OR JOINT TENANTS BUT AS
TENANTS BY THE ENTIRETY
2650 N LAKEVIEW AVE, APT 3309
CHICAGO, IL 60614

("Grantee," whether one or more)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

~~PARCEL ONE: UNIT NO. 3, IN 1050 WEST DIVERSEY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 26, IN BLOCK 2 IN MCCONNELL BROTHERS SUBDIVISION OF THE EAST HALF OF BLOCK 7 OF CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF THE SECTION 29, TO VNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0001017697, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.~~

~~PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.~~ *See attached @*

COMMONLY KNOWN AS: 1050 W. DIVERSEY PKWY, UNIT 3, CHICAGO, IL 60614
PARCEL INDEX NUMBER (PIN): 14-29-228-057-1003 (VOL: 488)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

UNOFFICIAL COPY

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2023 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 16 day of May, 2024.


ALBERT B. MERKEL, JR


KELLIE F. MERKEL

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

Attn: Julia Miner
@properties 548 W. Webster Ave Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO: BRANDON PUSEY & MAJD PUSEY
1050 W. DIVERSEY PKWY, UNIT 3, CHICAGO, IL 60614

OR

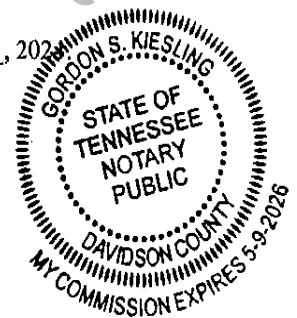
RECORDER'S OFFICE BOX NO. _____

State of Tennessee)
) SS
County of Davidson)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ALBERT B. MERKEL, JR and KELLIE F. MERKEL, are 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 said instrument as their free and voluntary act for the uses and purposes therein set forth.

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

Notary Public 



My Commission Expires: _____

UNOFFICIAL COPY

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 775406

EXHIBIT A

The Land is described as follows:

PARCEL ONE:

UNIT NO. 3, IN 1050 WEST DIVERSEY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 26, IN BLOCK 2 IN MCCONNELL BROTHERS SUBDIVISION OF THE EAST HALF OF BLOCK 7 OF CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF THE SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0001017697, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

14.29.228.057.1003

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

28-May-2024



CHICAGO:	5,400.00
CTA:	2,160.00
TOTAL:	7,560.00 *

14-29-228-057-1003 | 20240501613367 | 1-015-797-040

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

28-May-2024



COUNTY:	360.00
ILLINOIS:	720.00
TOTAL:	1,080.00

14-29-228-057-1003

| 20240501613367

| 0-587-322-672