

# UNOFFICIAL COPY

Doc#: 2415214254 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/31/2024 2:33 PM Pg: 1 of 3

Doc ID 20240501602397  
ST/Co Stamp 1-441-445-168 ST Tax \$287.50 CO Tax \$143.75

**FIRST AMERICAN TITLE**  
**FILE # 3179700**

## WARRANTY DEED


GRANTOR, NATALIE SIRAGUSA a single person, 33 Forest Avenue, Village of River Forest, Cook County, IL, for the consideration of Ten and No/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to,

GRANTEE, PK2 HOLDINGS LLC, of Cincinnati, Ohio all of Grantor's interest including all homestead rights, in the following described Real Estate situated in Cook County, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Numbers: 15-12-117-016-1037  
Address of Real Estate: 411 Ashland Avenue, Unit 5A  
River Forest, IL 60305

IN WITNESS WHEREOF, the Grantors has hereunto set his hand and seal this 23 day of May, 2024.

  
\_\_\_\_\_  
NATALIE SIRAGUSA, a single person



VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax

Date 05-16-2024 Amount Paid \$287.50



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## LEGAL DESCRIPTION

UNIT NO. 5-A IN CHATTERTON CONDOMINIUM AS DELINEATED ON A PLAT OF THE FOLLOWING DESCRIBED REAL PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL); LOTS 4 AND 5 AND THE WEST 18.0 FEET OF LOT 8 AND ALL OF LOTS 9, 10, 11 AND 12 IN BLOCK 3 PART OF RIVER FOREST BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT 1291334 IN BOOK 43 OF PLATS, PAGE 20 IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 8, 1968 KNOWN AS TRUST NUMBER 1442, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21171894 AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 2-18, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0911906053, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 411 Ashland Avenue, Unit 5A  
River Forest, Illinois 60305  
Cook County, State of Illinois

P.I.N.: 15-12-117-016-1037