UNOFFICIAL COPY

WARRANTY DEED **ILLINOIS STATUTORY** FT24-98518 TENANCY BY THE ENTIRE

Doc#. 2415620384 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/4/2024 2:29 PM Pg: 1 of 3

Dec ID 20240501601240 ST/Co Stamp 0-884-589-872 ST Tax \$1,296.50 CO Tax \$648.25 City Stamp 1-124-607-280 City Tax \$13,613.25

(The Above Space for Recorder's Use Only)

O CO THE GRANTOR Scott Mendel, a single man, of 2617 North Seminary Avenue, Unit 1N, Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Michael J. McCarthy and Elizabeth P. McCarthy, a married couple, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-29-410-048-1001

Property Address: 2617 North Seminary Avenue, Unit 1N, Chicago, IL 60614

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

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.

UNOFFICIAL COPY

Dated this 10 day of May, 2024

X Scott Mendel

STATE OF TILINOIS) SS, COUNTY OF COOK)

I, the undersigned, a lotary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott Mendel, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 not riel seal, this

OFFICIAL SEAL
CYNTHIA RAMIREZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/1/25

hartetheir Nova

Notar∜ Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss 1530 West Fullerton Avenue Chicago, IL 60614

MAIL TO: Leo Aubel HOWARD & HOWARD 200 South Michigan Avenue Suite 1100 Chicago, IL 60604 SEND SUBSEQUENT TAX BILLS TO:

Michael J. McCarthy 2617 North Seminary Avenue Unit 1N Chicago, IL 60614

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 1N IN THE 2617 N. SEMINARY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 32 AND 33 IN BICHL'S SUBDIVISION OF BLOCK 1 OF LILL AND DIVERSEY'S SUBDIVISION OF OUTLOTS 11 AND 12 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPA! MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2019 AS DOCUMENT NUMBER 1926806212, TOGUTHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND ROOF-L.C.E. FOR UNIT IN, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED SEPTEMBER 25, 2019 County Clarks Office AS DOCUMENT NUMBER 1926806/17. AND AS AMENDED FROM TIME TO TIME.

14-29-410-048-1001