

# UNOFFICIAL COPY

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

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**PT24-98518 1/2**  
**TENANCY BY THE ENTIRETY**

(The Above Space for Recorder's Use Only)

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.

PROPER TITLE, LLC



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## 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 PRINCIPAL 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, TOGETHER 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 1N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED SEPTEMBER 25, 2019 AS DOCUMENT NUMBER 1926806212, AND AS AMENDED FROM TIME TO TIME.

14-29-410-048-1001