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CEDRIC GILES

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Date 6/7/2024 1:43 PM Pg: 1 of 2

Doc ID 20240501606083

ST/Co Stamp 1-987-405-104 ST Tax \$795.00 CO Tax \$397.50

City Stamp 2-086-167-856 City Tax \$8,347.50

WARRANTY DEED ILLINOIS STATUTORY

PT 24-20760
10/2

THE GRANTORS, PHILIP M. YUST and JESSICA P. YUST, Husband and Wife, CONVEY and WARRANT to, OYA TOPCUOGLU JUDD and NICHOLAS C. JUDD, Wife and Husband, as Tenants by the Entirety, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1248-D IN THE CONDOMINIUM TOWNHOUSE OF SWEETERVILLE NORTH, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 324 TO 332, BOTH INCLUSIVE, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF LOT 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 1989 AS DOCUMENT 89012055, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyers, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-29-103-026-1016

Address(es) of Real Estate: 1248 West Fletcher Street, Unit D, Chicago, Illinois 60657

Prepared by: Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, IL 60642

Mail To: Valerie Trabaris
Trabaris Law, LLC
403 N Wabash Ave #8c
Chicago, IL 60611

- Grantee Address -

Name and Address of Taxpayer:
Oya Topcuoglu Judd and Nicholas C. Judd
1248 West Fletcher Street
Unit D
Chicago, Illinois 60657

PROPER TITLE, LLC

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This 13 day of May, 2024.

X *Phillip Yust*
PHILLIP M. YUST

X *Jessica P. Yust*
JESSICA P. YUST

STATE OF

ILLINOIS

ss.

COUNTY OF

COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that PHILLIP M. YUST and JESSICA P. YUST, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of May, 2024.

Kimberly S. Freeland (Notary Public)

