

# UNOFFICIAL COPY

**Warranty Deed**  
Statutory (Illinois)

PT 24-99200  
1 of 2<sup>00</sup>

Doc#: 2416424253 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/12/2024 11:00 AM Pg: 1 of 2

Dec ID 20240501608615  
ST/Co Stamp 1-451-955-504 ST Tax \$280.00 CO Tax \$140.00  
City Stamp 1-239-356-720 City Tax \$2,940.00

The GRANTOR, ADAM WILES, an unmarried man, of 3175 N. Lincoln Ave., Unit 303, Chicago, Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

**STUART GONZALEZ**, a Single Man

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 303 IN THE BAYPOINT CONDOMINIUM AS DELINEATED ON A SURVEY OF FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN BAY POINT CONDOMINIUM SUBDIVISION, BEING RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 48 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 MAY 6, 1997 AS DOCUMENT NUMBER 97318783 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-303, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97318783.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97318782.

SUBJECT TO: General real estate taxes for 2023, 2<sup>nd</sup> installment taxes

Permanent Real Estate Index Number(s): 14-29-100-042-1007

Address(es) of Real Estate: 3175 N. Lincoln Ave., Unit 303  
Chicago, Illinois 60657

Dated: May 22, 2024

  
\_\_\_\_\_  
Adam Wiles

PROPER TITLE, LLC

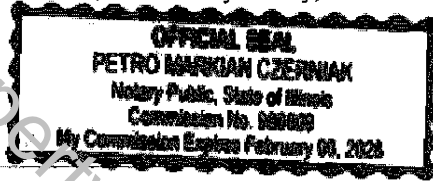
# UNOFFICIAL COPY

State of Illinois            )  
   )  
 County of Cook            )

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ADAM WILES, personally 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 22<sup>nd</sup> day of May, 2024.



Commission expires:

*Petro Markian Czerniak*  
 \_\_\_\_\_  
 Notary Public

This instrument prepared by: Law Offices of Kula, & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Mail to:

Benjamin Wong  
 3615 N. Sheffield Ave.  
 Chicago, Illinois 60614

- Grantee Address -  
 Send subsequent tax bills to:

Stuart Gonzalez  
 3175 N. Lincoln Ave., Unit 303  
 Chicago, Illinois 60657



Property of Cook County Clerk's Office