## **UNOFFICIAL COPY**

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WARRANTY DEED
ILLINOIS STATUTORY

(Individual to Individual)

Doc#, 2416930064 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/17/2024 12:28 PM Pg: 1 of 3

Dec ID 20240601628494

ST/Co Stamp 0-974-069-040 ST Tax \$450.00 CO Tax \$225.00

City Stamp 1-367-235-888 City Tax \$4.725.00

THE GRANTOR(S)

Jeffrey Amari and Alexandra Niclou, husband and wife of Chicago, Illinois

for and in consideration of Ten and 10/100 DOLLARS, and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Kenneth Chmielewski and Jennifer Short, Husbard & while as joint terants

all interest in the following described real estate situacco in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A'

SUBJECT TO: covenants, conditions, and restrictions of record; building lines and public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property, if any; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent index Number: 14-07-217-024-1009

Property Address: 5318 North Ravenswood Avenue, Unit 201, Chicago, IL 60640

SIGNATURE PAGE FOLLOWS

WARRANTY DEED PAGE 1 OF 2

2416930064 Page: 2 of 3

# **UNOFFICIAL COPY**

Dated this	7 day of <u>June</u> , 2024.
bellian	Omi
Jeffrey Amari	
	Ni dan
Alexandra Nic	lou
STATE OF LOUISIANA )	
COUNTY OF AST BATON HOUSE	
I, the undersigned, a Notary Puolic in and fo that:	or said County, in the State aforesaid, DO HEREBY CERTIF
Jeffrey Amari and Alexandra Niclou	74
foregoing instrument, appeared before me	me person(s) whose name(s) are subscribed to the this dapin person, and acknowledged that they signed, s their free and voluntary act, for the uses and purposes
Subscribed and sworn to before me this	<u>1</u> day of <u>June</u> , 2024.
Notary Public	SHANNON O. BARNES
My Commission Expires: for life	NOTARY PUBLIC ID #83415 STATE OF LOUISIANA MY COMMISSION IS FOR LIFE
This instrument was prepared by:	0
Randall Boyer, Esq., 3223 Lake Avenue, Sui	te 13C-303, Willinette, IL 60091
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Kenneth Chmielewski and Jennifer Short	Kenneth Chmielewski and Jennifer Short

WARRANTY DEED PAGE 2 OF 2

Chicago, IL 60640

5318 N. Ravenswood Ave., Unit 201

5318 N. Ravenswood Ave., Unit 201

Chicago, IL 60640

2416930064 Page: 3 of 3

## **UNOFFICIAL COPY**

### **LEGAL DESCRIPTION**

Order No.: 24GCO023357SK

For APN/Parcel ID(s): 14-07-217-024-1009

#### Parcel 1:

Unit 201 together with its undivided percentage interest in the common elements in the Rave III Condomiratures, as delineated and defined in the declaration recorded July 8, 2003 as Document No. 0318918048, as amended from time to time in the North Half of the Southwest Quarter of the Northeast Quarter of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of limited common element known as parking space P-17 as delineated on the survey attached to the declaration, aforesaid.

Parcel 3:

Easement for Ingress and Egress for the benefit of parcels one and two as granted by Document No. 0318918047.