

UNOFFICIAL COPY



2417609022

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

Doc# 2417609022 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/24/2024 12:55 PM

PAGE: 1 OF 3

24-154607-PTG

1 of 2

THE GRANTORS, KARISHMA BUFORD and BRIAN BUFORD, a married couple, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, MARGARET FOX, wife, and ARI SILVER, husband, of the City of Chicago, Cook County, State of Illinois, as tenants by the entirety all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2023 and subsequent years; and

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

Permanent Real Estate Index Number(s): 14-19-402-038-1002

Address(es) of Real Estate: 1841 W Addison St, Chicago, IL 60613-3502

REAL ESTATE TRANSFER TAX

24-Jun-2024



COUNTY: 568.75
ILLINOIS: 1,137.50
TOTAL: 1,706.25

14-19-402-038-1002

| 20240601634470 | 0-273-515-312

Mail to:

Christine M. Palkovic

1807 N. Broadway Fl. 2

Melrose Park, IL 60160

Grantee and
Tax Bills to:

M. Fox and A. Silver

1841 W. Addison St.

Chicago, IL 60613-3502

REAL ESTATE TRANSFER TAX

24-Jun-2024



CHICAGO: 8,531.25
CTA: 3,412.50
TOTAL: 11,943.75 *

14-19-402-038-1002 | 20240601634470 | 1-433-633-584

* Total does not include any applicable penalty or interest due.

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Doma Title Insurance, Inc.

Commitment Number: 24-154607-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1 : UNIT 1841 IN THE 1839-41 WEST ADDISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 16 AND THE EAST 1/2 OF LOT 17 IN BLOCK 27 IN FORD'S SUBDIVISION OF BLOCKS 27, 28, 37 AND 38 IN OGDEN'S SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THEREOF AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FOR THE 1839-41 WEST ADDISON CONDOMINIUM RECORDED APRIL 21, 2017 AS DOCUMENT NO. 1711116032, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EXCLUSIVE RIGHT TO USE OF P-1, P-2, CONCRETE PATIO BLOCKS L. C. E FOR UNIT 1841 AND ROOF DECK L. C. E. FOR UNIT 1841, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 1711116032.

P.I.N.:
14-19-402-038-1002

C.K.A.: 1841 W. Addison St, Chicago, IL 60613-3502