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49046

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

DANIEL HERLO,

An unmarried man,
of the City of Chicago,
State of Illinois, for and in
Consideration of Ten and
no/100 Dollars (\$10.00) in
hand paid, and other good
and valuable consideration,
CONVEYS and WARRANTS to
JUSTIN BROWN

1225 W. Greenleaf Avenue, Unit 1E, Chicago, Illinois 60626

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
SEE LEGAL DESCRIPTION ATTACHED

Doc#: 2417624922 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/24/2024 3:21 PM Pg: 1 of 4

Dec ID 20240601635985

ST/Co Stamp 1-978-303-280 ST Tax \$225.00 CO Tax \$112.50

City Stamp 0-904-561-456 City Tax \$2,362.50

STREET ADDRESS: 7054 North Damen Avenue, Unit 1, Chicago, Illinois 60645
PIN: 11-31-107-030-1027

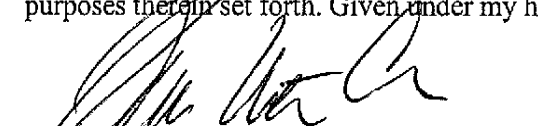
Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2023 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

DATED THIS 22 DAY OF MAY, 2024.

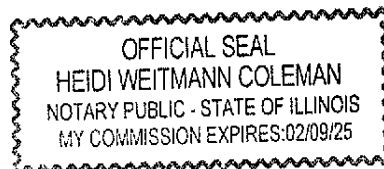


DANIEL HERLO

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 Daniel Herlo, 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, sealed 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 22 day of May, 2024.



NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

Send Subsequent Tax Bills To:

UNOFFICIAL COPY



Acuity Title Company, LLC
5215 Old Orchard Road, Suite 440
Skokie, IL 60077
Phone: (847)257-8000 | Fax: (847)296-7890

Commitment for Title Insurance
Illinois – 2021 v.01.00 (07-01-2021)

EXHIBIT A

Address Given: 7054 North Damen Avenue, Unit 1
Chicago, IL 60645

Permanent Index No.: 11-31-107-030-1027

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

PARCEL 1:

UNIT 7054-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BLOND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0702415139, AS AMENDED FROM TIME TO TIME, IN SECTIONS 30, 31 AND 32, TOWNSHIP 41 NORTH, RANGE 17, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NUMBER S-7, LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Mail to:
Justin Brown
1225 W. Greenleaf Ave
Unit 1E
Chicago IL 60626

Tax Bill:
Justin Brown
1225 W. Greenleaf Ave
Unit 1E
Chicago IL 60626

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Advocus National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		21-Jun-2024
CHICAGO:		1,687.50
CTA:		675.00
TOTAL:		2,362.50 *



11-31-107-030-1027 | 20240601635985 | 0-904-561-456

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	21-Jun-2024
 	
COUNTY:	112.50
ILLINOIS:	225.00
TOTAL:	337.50

11-31-107-030-1027 | 20240601635985 | 1-978-303-280