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2417630041

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc# 2417630041 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/24/2024 11:51 AM
PAGE: 1 OF 4

775269 1/3
Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

Preparer File: Samaan
File No.: 775269

THE GRANTOR(S) Christopher Samaan and Sarah Samaan, a married couple, of 312 Wisconsin Avenue, 3N, Oak Park, IL 60302, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, Benjamin A. Weinberg and ~~Benjamin A. Hillyard~~, Benjamin A. Weinberg as Joint Tenants of 9505 Brown Ave, Forest Park IL Caitlin as all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:
UNIT NO. 312-3N IN THE AMBASSADOR CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 25 AND THE SOUTH 15 FEET OF LOT 26 IN BLOCK 1 IN THE CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 8, 2002 AS DOCUMENT NO. 0020524412, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. G-6, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED MAY 8, 2002 AS DOCUMENT NO. 0020524412. See attached

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

PIN: 16-07-316-056-1005

Real Estate Property known as: 312 Wisconsin Avenue, 3N, Oak Park, IL 60302

Dated this 3 day of May, 2024

Christopher Samaan
Christopher Samaan
Sarah Samaan
Sarah Samaan

Y
Y
Y
NTR

Real Estate Transfer Tax

\$2,600.00

Oak Park 9987 www.oak-park.us

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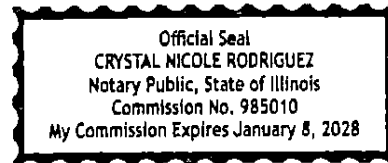
STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Christopher Samaan**, 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 3rd day of May 2024

Crystal Nicole Rodriguez
Notary Public



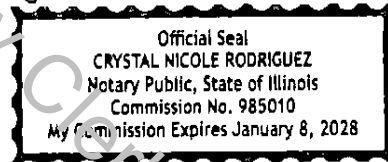
STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Sarah Samaan**, 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 3rd day of May 2024

Crystal Nicole Rodriguez
Notary Public



Prepared by:
Gurney Law Group LLC
150 S. Wacker Drive, Suite 2400
Chicago, IL 60606

Mail to: Front Door Legal LLC
2502 N. Clark St, Ste 236
Chicago, IL 60614

Name and Address of Taxpayer:
Benjamin Weinberg & Caitlin Hilliard
312 Wisconsin Ave, #3W
Oak Park, IL 60302

UNOFFICIAL COPYCommitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 775269

EXHIBIT A

The Land is described as follows:

PARCEL 1:

UNIT NO. 312-3N IN THE AMBASSADOR CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 25 AND THE SOUTH 15 FEET OF LOT 26 IN BLOCK 1 IN THE CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 8, 2002 AS DOCUMENT NO. 0020524412, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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16-07-316-056-1005 (A)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; 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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REAL ESTATE TRANSFER TAX

18-Jun-2024



COUNTY:	162.50
ILLINOIS:	325.00
TOTAL:	487.50

16-07-316-056-1005

| 20240601631842 | 0-757-415-216

