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Doc#: 2417802036 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/26/2024 9:34 AM Pg: 1 of 4

Dec ID 20240601629072

ST/Co Stamp 0-212-747-056 ST Tax \$535.00 CO Tax \$267.50

City Stamp 1-957-577-520 City Tax \$5,617.50

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantors, Nirav Shah and Tiffany McEwen, husband and wife, of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT TO Corey Buchillon and Kayla Michelotti, husband, wife, of the City of Chicago, County of Cook and State of Illinois the following described real estate, to-wit: as tenants by the entirety.

PARCEL 1:

DWELLING UNIT 1 IN THE 3053 ARMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN THE RESUBDIVISION OF LOTS 1 TO 5 IN BLOCK 2 IN ALVA TROWBRIDGE AND OTHERS SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1723029008 ON 08/18/2017 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 1723029008 ON 8/18/2017.

Permanent Real Estate Index Number: 13-36-302-053-1001

Address of Real Estate: 3053 West Armitage Avenue, Unit 1, Chicago, IL 60647

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

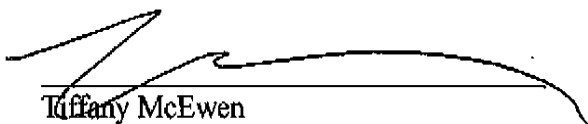
[SIGNATURE PAGE TO FOLLOW]

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Dated this 16th day of June, 2024



Nirav Shah



Tiffany McEwen

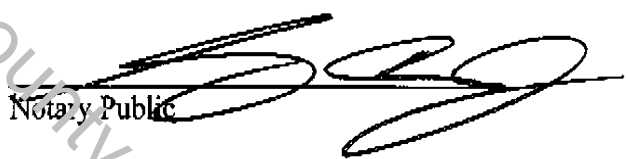
STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Nirav Shah and Tiffany McEwen, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 16th day of June, 2024





Notary Public

This Instrument was prepared by:
Minchella & Associates, LTD
7538 St. Louis
Skokie, IL 60076

Future Tax Bills to:

Corey Buchillon and Kayla Michelotti
3053 W. Armitage
Chicago IL 60647

After recording return document to:

Joseph C. Michelotti
Michelotti & Associates, Ltd.
2625 Butterfield Road
Suite 138 S
Oak Brook, IL 60523

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CHICAGO:	4,012.50
CTA:	1,605.00
TOTAL:	5,617.50 *

13-36-302-053-1001 | 20240601629072 | 1-957-577-520
Total does not include any applicable penalty or interest due.

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13-36-302-053-1001

20240601629072

0-212-747-056

COUNTY:	267.50
ILLINOIS:	535.00
TOTAL:	802.50

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