

# UNOFFICIAL COPY

Doc#: 2418014454 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/28/2024 12:37 PM Pg: 1 of 3

Dec ID 20240501613004  
ST/Co Stamp 1-652-411-696 ST Tax \$180.00 CO Tax \$90.00  
City Stamp 1-981-336-880 City Tax \$1,890.00

## Warranty Deed

THE GRANTOR, \* Father Denis Condon, as Independent Executor of the Estate of the Benjamin D. Granito, Deceased, 13059 Laurel Glen Court, Unit 204, Palos Heights, IL 60465, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Vartan Paylan and Hayganus Paylan, Trustees of the Paylan Joint Living Trust dated April 19, 2024, beneficial interest of said trust being held by Vartan Paylan and Hayganus Paylan, of 9621 LeClaire Avenue, Skokie, IL 60077, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

\* PURSUANT TO Probate case #: 23P 3715

The Grantor/s hereby specifically release any and all homestead rights to the subject property that may exist.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

(See legal description on reverse side)

Permanent Real Estate Index Number: 14-28-318-064-1081

Address of Real Estate: 2626 N. Lakeview Ave., Unit 409  
Chicago, IL 60614

In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 24 day of May, 2024.

Estate of Benjamin D. Granito:

\* 

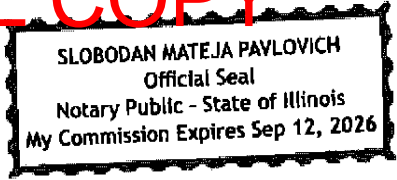
Father Denis Condon, as Independent Executor  
of the Estate of Benjamin D. Granito, deceased

This Deed was prepared by: PAVLOVICH LAW, L.L.C., 8770 W. Bryn Mawr Ave., Ste. 1300, Chicago, Illinois 60631 (773.961.7877)

Proper Title, L.L.C.  
1530 E. Dundee Road  
Suite #250  
Palatine, IL 60074

4/1 PTA 24-100112

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State of Illinois        )  
                                  )  
County of Cook         )

I, the undersigned, a Notary Public in and for said County/Country, in the State aforesaid, DO HEREBY CERTIFY that **Denis Condon**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/them signed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.



(Notary Seal)

Notary Public

Given under my hand and official seal, this 24 day of May, 2024.

**AFTER RECORDING, RETURN TO:**

Vartan Paylan  
9621 LeClaire Ave  
Skokie IL 60077

**SEND SUBSEQUENT TAX BILLS TO:**

Paylan Joint Living Trust  
9621 LeClaire Ave  
Skokie IL 60077 *Grantee address*

**LEGAL DESCRIPTION:**

Unit number 409 as delineated on a survey of the following described parcel of real estate (hereinafter referred to as parcel):  
Lots 13, 14, 15 and 16 in Subdivision of Block 2 of Outlot A of Wrightwood, being a subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1886 as document 773976 in Book 24 of plats, page 31; Which survey is attached as exhibit "A" to Declaration of Condominium Ownership for The 2626 Lake View Condominium Association made by American National Bank and Trust Company of Chicago as Trustee under trust agreement dated May 4, 1967 and known as trust number 25000 and recorded in The Office of the Recorder of Deeds of Cook County, Illinois as document 23671679 together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

**Permanent Real Estate Index Number: 14-28-318-064-1081**

**Address of Real Estate: 2626 N. Lakeview Ave., Unit 409, Chicago, Illinois 60614**

This Deed was prepared by: PAVLOVICH LAW, L.L.C., 8770 W. Bryn Mawr Ave., Ste. 1300, Chicago, Illinois 60631 (773.961.7877)

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Unit number 409 as delineated on a survey of the following described parcel of real estate (hereinafter referred to as parcel):

Lots 13, 14, 15 and 16 in Subdivision of Block 3 of Outlot A of Wrightwood, being a subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1886 as document 773976 in Book 24 of plats, page 31;

Which survey is attached as exhibit "A" to Declaration of Condominium Ownership for The 2626 Lake View Condominium Association made by American National Bank and Trust Company of Chicago as Trustee under trust agreement dated May 4, 1967 and known as trust number 25000 and recorded in The Office of the Recorder of Deeds of Cook County, Illinois as document 23671679 together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

Property of Cook County Clerk's Office