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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/24/2024 11:32 AM Pg: 1 of 3

Dec ID 20240601633577
ST/Co Stamp 1-036-526-384 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-841-832-752 City Tax \$3,412.50

WARRANTY DEED

ILLINOIS STATUTORY

- Grantee Address -
MAIL TO:

GREGORY DOWELL
3115 WEST BELDEN AVENUE, UNIT 2
CHICAGO, ILLINOIS 60647

NAME & ADDRESS OF TAXPAYER:

GREGORY DOWELL
3115 West Belden Avenue, Unit 2
Chicago, Illinois 60647

THE GRANTOR(S) **TOD D. WILLMAN**, **unmarried**, of Orlando, Florida, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to **GREGORY DOWELL**, **unmarried**, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A


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. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 13-36-106-087-1002

Property Address: 3115 West Belden Avenue, Unit 2, Chicago, Illinois 60647

Dated this 15 TH day of June, 2024.

PT 21-98710FA
lot 2⁰⁰


TOD D. WILLMAN

PROPER TITLE, LLC

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EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 2 IN THE 3115 WEST BELDEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 56 IN FRICKS AND DOSES SUBDIVISION OF THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF THE NORTH 43.30 ACRES OF THE NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020794048; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND S-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020794048.

Property of Cook County Clerk's Office