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Doc#, 2420625061 Fee: \$107.00
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:

GEREGORY DOWELL

3115 WEST BEGINEN AVENUE, UNIT Z

CHICAGO, ILLI NOIS 100647

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 <u>TEN</u> DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to **GREGORY DOWE'LL**, 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 thes 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 Inlinois.

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.

PT21-98710FA

TOD D. WILLMAN

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STATE OF FLORIDA)
Mádu. a.) SS
County of Wanyl)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **TOD D. VILLMAN** (GRANTORS), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the instrument as its/his/ her 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 and notarial seal this 150 th day of June, 2024.

Notary Public

My commission expires on March 7th



NATALIE BAEZ

NAME AND ADDRESS OF PREPARER:

Colby M. Green, Esq. 838 Park Avenue River Forest, Illinois 60305

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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.

Legal Description PT24-98710FA