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PT24-100475 1 of 2
**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 2420728088 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/25/2024 4:11 PM Pg: 1 of 3

Dec ID 20240601635978

ST/Co Stamp 1-212-261-168 ST Tax \$565.00 CO Tax \$282.50

City Stamp 0-429-826-864 City Tax \$5,932.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael Shapiro and Elizabeth Thomas, a married couple, of 1214 West Webster Avenue, Unit 2E, Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Mario Demond Nimock, a SINGLE man, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-32-113-043-1006

Property Address: 1214 West Webster Avenue, Unit 2E, Chicago, IL 60614

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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.

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EXHIBIT A LEGAL DESCRIPTION

UNIT 2E IN 1214 WEST WEBSTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 26 AND 27 IN THE SUBDIVISION OF BLOCK 8 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT 89459916, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

14-32-113-043-1006

Property of Cook County Clerk's Office