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PT24-100475 10/2 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)

O CO THE GRANTORS Michael Shapiro and L'izabeth 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 valuacle 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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Dated this Gay of June, 2024.

X Land Shapiro

Michael Shapiro

STATE OF ILLINOIS

COUNTY OF COOK

SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Shapiro and Elizabeth Thomas, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, called and delivered in the instrument as their free and voluntary act, for the uses and purposes there in set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this LG day of LUNC., 2024.

OFFICIAL SEAL
CYNTHIA MAMIREZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/1/25

No chy Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss ATTORNEY AT LAW 1530 West Fullerton Avenue Chicago, IL 60614

MAIL TO: Stuart Sheldon STONE POGRUND & KOREY, LLC 1 East Wacker Drive Suite 2610 Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Mario Demond Nimock 1214 West Webster Avenue Unit 2E Chicago, IL 60614

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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 SUPPEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT 89459916, TOGETHER WITH ITS The state of the s UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

14-32-113-043-1006