

# UNOFFICIAL COPY

Doc#: 2423524316 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/22/2024 2:03 PM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20240801676382

ST/Co Stamp 1-127-472-944 ST Tax \$625.00 CO Tax \$312.50

City Stamp 0-423-583-536 City Tax \$6,562.50

**THE GRANTORS**, Benjamin Kresner and Emma Bulzoni, husband and wife, of Chicago, Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Justin Robert Pilot, as a single man, of 1118 W. Cabedore Ave, B, Chicago, IL all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit 'A' attached hereto and made a part hereof**

**SUBJECT TO:** covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-19-115-039-1002

Address of Real Estate: 3842 North Damen Avenue, Unit 2  
Chicago, Illinois 60618

Dated this 31<sup>st</sup> day of July, 2024.

# UNOFFICIAL COPY

*Ben Kresner*

Benjamin Kresner

*Emma Bulzoni*

Emma Bulzoni

STATE OF Illinois )  
 ) ss.  
COUNTY OF DeKalb )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Benjamin Kresner and Emma Bulzoni are personally 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, sealed and delivered the said instrument as their 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 hand and official seal, this 31<sup>st</sup> day of July, 2024.

*Aaron Minkus* (Notary Public)



**Prepared By:**  
**Law Office of Aaron Minkus**  
**134 N. LaSalle, Suite 1720**  
**Chicago, Illinois 60602**

**Mail To:** *Justin R. Pilot*  
*3842 N. Damen Ave Unit 2*  
*Chicago IL 60618*

**Name & Address of Taxpayer:**  
*Justin R. Pilot*  
*3842 N Damen Ave Unit 2*  
*Chicago IL 60618*

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## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 14-19-115-039-1002

**Property Address:**

3842 North Damen Avenue, Unit 2, Chicago, IL 60618

**Legal Description:**

PARCEL 1:

UNIT NUMBER 2 IN THE 3842 N. DAMEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 13 FEET OF LOT 6 AND THE NORTH 16 FEET OF LOT 7 IN OGDEN'S ESTATE, A SUBDIVISION OF BLOCK 13 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THEREOF AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1432229029, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARK SPACE P-2 AND STORAGE SPACE S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 1432229029.

Proposed Cook County Clerk's Office