

I

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY



Doc# 2024010045 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/27/2020 12:58 PM PG: 1 OF 2

THE GRANTOR, James Michael Dougherty, unmarried, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, Brian Schroeder and Kyle Putzstuck, as tenants in common, of the City of Chicago, Cook County, Illinois, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Parcel 1:

Unit 3103 in the Private Residences at Ontario Place Condominium as delineated on a survey of the following described real estate: Part of Assessor's Division of Block 36 in Kinzie's Addition to Chicago, said Addition being a Subdivision of the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an Exhibit to the Declaration of Condominium recorded as Document Number 0530118066 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Non-Exclusive Easements for the benefit of Parcel 1 for ingress, egress, use, support and enjoyment as set forth in and created by the Declaration of Covenants, Conditions, Restrictions, and Easements as Document Number 0530118065.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessment confirmed and unconfirmed; condominium declarations and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 17-10-111-014-1199

Address(es) of Real Estate: 10 E Ontario Unit 3103 Chicago, IL ~~60640~~ 60611

S ✓
P R
S L
M ✓
SC ✓
E ✓
INT ✓

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REAL ESTATE TRANSFER TAX

19-Aug-2020



CHICAGO:	2,377.50
CTA:	951.00
TOTAL:	3,328.50 *

17-10-111-014-1199 | 20200801665090 | 0-871-649-760

* Total does not include any applicable penalty or interest due.

TO HAVE AND TO HOLD said premises forever.

13 day of August, 20 20.

James M. Dougherty
JAMES MICHAEL DOUGHERTY

REAL ESTATE TRANSFER TAX

27-Aug-2020



COUNTY:	158.50
ILLINOIS:	317.00
TOTAL:	475.50

17-10-111-014-1199 | 20200801665090 | 0-081-474-016

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that James Michael Dougherty, GRANTOR, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

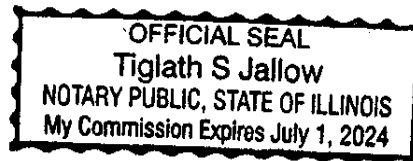
Given under my hand and official seal,
this

13 day of August, 20 20.

Tyghla
(Notary Public)

Prepared by:

Matthew R. Gallagher
5773 N Lincoln Avenue
Chicago, IL 60659



COOK, IL
Tyghla
8/13/20

Mail To and Name and Address of Taxpayer:

Brian Schroeder
Kyle Putz stuck
10 E. Ontario, Unit 3103
Chicago IL 60611