

# UNOFFICIAL COPY

Doc#: 2025207209 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/08/2020 10:38 AM Pg: 1 of 2

## WARRANTY DEED Individual to Individual

Dec ID 20200701621132  
ST/CO Stamp 0-941-272-800 ST Tax \$380.00 CO Tax \$190.00  
City Stamp 0-590-180-064 City Tax: \$3,990.00

THE GRANTOR(S), DANIEL R. NOONAN, Single, and MATTHEW R. NOONAN, Single of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to SHANE L. NORTHERN, *single man*

the following described Real Estate:

### PARCEL 1:

UNIT NUMBER 2R IN THE 3045-47 NORTH KENMORE AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 42 AND 43 IN SUBDIVISION OF PLOCK 8 OF OUTLOTS 2 AND 3 OF CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91222702 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE USE TO THE USE OF PARKING SPACE P2-R, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 91222702.

COMMONLY KNOWN AS: 3045 N. Kenmore, Unit 2R, Chicago, IL 60657

PIN: 14-29-210-047-1005

situated in the County of Cook, State of Illinois. To have and to hold said Real Estate as sole owner forever.

CT 20USA235004LP *Yz*

Chicago Title

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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.

DATED this 30<sup>th</sup> day of JUNE, 2020.

*Daniel R. Noonan* (SEAL)  
DANIEL R. NOONAN

*Matthew R. Noonan* (SEAL)  
MATTHEW R. NOONAN

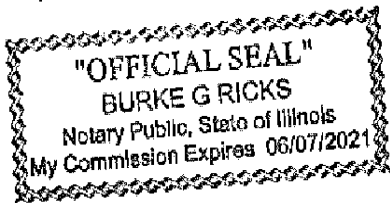
STATE OF Illinois )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

**DANIEL R. NOONAN & MATTHEW R. NOONAN**

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 he/she/they signed, sealed and delivered the said instrument as his/his/ their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 30 day of June, 2020.



*[Signature]*  
NOTARY PUBLIC

Prepared by: Slaven Ilic  
ILIC LAW  
180 N LaSalle St 3700  
Chicago, IL 60601

MAIL TO:  
Max S. Lichtman  
134 North LaSalle Street  
Suite 750  
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:  
Shane L Nothern  
3045 N Kenmore Unit 2R  
Chicago, IL 60657