



Doc# 2100428070 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2021 11:42 AM PG: 1 OF 2

WARRANTY DEED

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 20120274

THIS INDENTURE WITNESSETH, that the Grantor(s). Sean Murphy, a married man of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Kathryn L. Milligan, (Grantee's Address) [redacted], the following described real estate, to-wit:

an unmarried woman of 2970 N. Lake Shore Drive #13F, Chicago IL 60657

PARCEL 1:

UNIT 3W IN 2324 W. HURON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 41 AND 42 IN THE RESUBDIVISION OF THE SOUTH HALF (1/2) AND THE SOUTH 29 1/2 FEET OF THE NORTH HALF (1/2) OF BLOCK 8 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 3S 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 ON AUGUST 19, 2013 AS DOCUMENT NUMBER 1323139060, AND AS SUBSEQUENTLY AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AND STORAGE SPACE S-3 AND THE EXCLUSIVE RIGHT TO THE USE OF ROOFTOP R2-W, ALL LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1323139060 AND SUBSEQUENTLY AMENDED.

Permanent Real Estate Index Number: 17-07-104-049-1006

Address of Real Estate: 2324 W Huron St Unit 3W, Chicago, IL 60612

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 12 Day of November, 2020

*[Signature of Sean Murphy]*

Sean Murphy

*[Signature of Audrey Connolly]*  
AUDREY CONNOLLY

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INT

# UNOFFICIAL COPY

STATE OF IL )

COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Sean Murphy, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 12 day of 11, 2020


Gina M Koumelis  
Notary Public

This Instrument was prepared by:  
Dennis F. Dwyer  
7548 103rd Street  
Bridgeview IL 60455





Future Tax Bills to:  
KATHERINE MULLIGAN  
2324 W HURON ST  
#36  
CHICAGO IL 60612

After recording return document to:  
HAUSBECK & GORGE LLC  
26 CLARE  
HURON IL 60521

REAL ESTATE TRANSFER TAX		16-Nov-2020
	CHICAGO:	3,498.75
	CTA:	1,399.50
	TOTAL:	4,898.25 *

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

REAL ESTATE TRANSFER TAX		16-Nov-2020
	COUNTY:	233.25
	ILLINOIS:	466.50
	TOTAL:	699.75

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