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WARRANTY DEED Statutory (Illinois)

Doc#: 2118003876 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2021 04:26 PM Pg: 1 of 3

Dec ID 20210501649680
ST/CO Stamp 1-834-142-992 ST Tax \$700.00 CO Tax \$350.00
City Stamp 0-374-773-008 City Tax: \$7,350.00

The Grantor(s),

JAMES A. LUPO and JOY WYKOWSKI, Husband and Wife, of 860 W. Blackhawk Street, #2307, Chicago, County of Cook, State of Illinois, for the consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

The Grantee(s),

HOWARD T. CLAUSER, an unmarried man, of 5415 Magnolia Avenue, Chicago, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to

wit: * *As Trustee of the Howard T. Clauser Declaration of Trust dated October 10, 2006*

LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF

PERMANENT INDEX NUMBER:

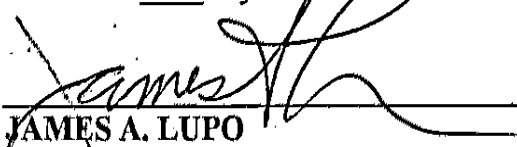
17-05-214-022-1133

PROPERTY COMMONLY KNOWN AS:

860 Blackhawk Street, Unit 2307, Chicago, Illinois 60642
W.

SUBJECT TO: (1) General real estate taxes for the year (2020) and subsequent years. (2) Covenants, conditions and restrictions of record.

Dated this 9 day of June 2021.



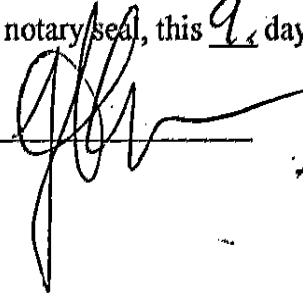
JAMES A. LUPO

STATE OF ILLINOIS) SS
COUNTY OF COOK)

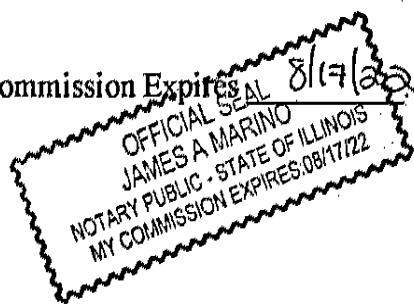
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JAMES A. LUPO, personally known to me to be the same person(s) whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as 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 notary seal, this 9 day of June 2021.

Commission Expires




NOTARY PUBLIC



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Dated this 7th day of June 2021.

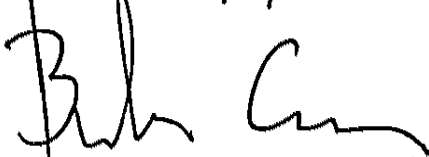

JOY WYKOWSKI

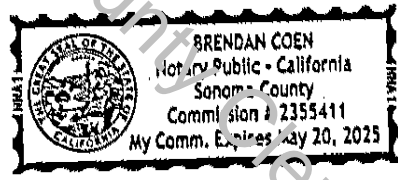
STATE OF ~~ILLINOIS~~ ^{California}
COUNTY OF ~~COOK~~ ^{Sonoma} SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JOY WYKOWSKI, personally known to me to be the same person(s) whose names 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 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 notary seal, this 7th day of June 2021.

Commission Expires 5/20/2025


NOTARY PUBLIC



AFTER RECORDING MAIL TO:

Stephen Patterson
Attorney at Law
6688 Joliet Road, #122
Indian Head Park, Illinois 60525

SEND SUBSEQUENT TAX BILLS TO:

Howard T. Clauser
860 W. Blackhawk Street #2307
Chicago, Illinois 60642

THIS INSTRUMENT WAS PREPARED BY:

James A. Marino
James A. Marino, P.C.
5521 N. Cumberland, Suite 1109
Chicago, IL 60656

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 17-05-214-022-1133

Property Address:860 W Blackhawk St Unit 2307
Chicago, IL 60642**Legal Description:****Parcel 1:**

Unit 2307 in the Sono West Condominium as delineated on a survey of the following described land: Part of Lots 16-25, both inclusive, together with part of the vacated alley East and adjoining, part of the vacated alley North and adjoining, and part of vacated Blackhawk Street South and adjoining, which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0831145010, as amended from time to time, together with its undivided percentage interest in the common elements, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Spaces P-177 and P-178, a limited common element as delineated on the Survey attached to the Declaration aforesaid, in Cook County, Illinois.

Parcel 3:

The exclusive right to the use of Storage Space S-15, a limited common element as delineated on the Survey attached to the Declaration aforesaid, in Cook County, Illinois.

Parcel 4:

Driveway easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Driveway Easements (Sono West-Sono East) executed by Furniture L.L.C., an Illinois limited liability company and recorded October 4, 2006 as Document 0627742156, as amended and restated in Amended and Restated Declaration of Driveway Easements dated October 30, 2006 and recorded October 31, 2008 as Document 0830518059, in Cook County, Illinois.