

14204459
WARRANTY DEED **UNOFFICIAL COPY**



Doc# 2136108041 Fee \$58.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2021 11:53 AM PG: 1 OF 2

THE GRANTORS

(The space above for Recorder's use only)

Mark R. Dammyer and Mary Ellen D. Dammyer, husband and wife, of the Village of Lake Geneva, County of Meeker, State of Wisconsin, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEY** and **WARRANT** to Walter J. Kozin, a single man in the following described Real Estate situated in Cook County, Illinois, commonly known as 435 N. Michigan Ave #418, Chicago, IL 60611, legally described as:

Parcel 1:

Unit Number(s) 418 in the 435 North Michigan Avenue Condominium as delineated on a Survey of the following described real estate:

That part of Blocks 7 and 9 in Kinzie's Addition to Chicago, including therein the East and West alley vacated by ordinance recorded as Document Number 8011744, also including that part of North Michigan Avenue vacated by ordinance recorded as Document Number 8048532, and part of vacated North St. Clair Street lying East and adjacent to the East line of said Block 9 and that part of vacated East Hubbard Street lying South and adjacent to the South line of said Block 9 and also that part of Vacated East Hubbard Street, vacated by Ordinance recorded as Document Number 17589403 being a Subdivision of the North Fraction of Section 10, Township 39 North, Range 14 East of Third Principal Meridian in Cook County Illinois; which survey is attached as Exhibit A to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-laws for 435 North Michigan Avenue Condominium recorded June 30, 2021 as Document Number 2118122014 together, with its undivided percentage interest in the common elements, all in Cook County Illinois.

Parcel 2:

The exclusive right to the use of S49, [Storage Space] being a limited common element as delineated on the survey attached to the Declaration aforesaid recorded June 30, 2021 as Document Number 2118122014.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 17-10-134-001-0000, 17-10-130-003-0000, 17-10-130-005-0000, 17-10-130-006-0000, 17-10-130-011-0000, 17-10-130-012-0000, and 17-10-130-004-0000

Address(es) of Real Estate: 435 N. Michigan Ave #418, Chicago, IL 60611

Dated this 8th day of December, 2021

 (SEAL)
Mary Ellen D. Dammyer

 (SEAL)
Mark R. Dammyer

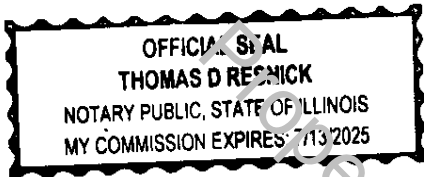
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STATE OF ILLINOIS)
)ss.
COUNTY OF MCHENRY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Ellen D. Dammyer and Mark R. Dammyer personally known to me to be the same persons whose names subscribed in 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 8 day of Dec., 2021.



Thomas D Resnick

NOTARY PUBLIC

Commission expires _____

This instrument was prepared by: Thomas D. Resnick PC, 910 E. Oak Street, Lake in the Hills, IL 60156

MAIL TO:


Law Office of Sandeep Basran
2543 N. Milwaukee Ave
2nd Floor
Chicago, IL 60647

OR Recorder's Office Box No. _____

SEND SUBSEQUENT TAX BILLS TO:

Walter J. Kozin
435 N. Michigan Ave #418
Chicago, IL 60611

REAL ESTATE TRANSFER TAX 16-Dec-2021

	CHICAGO:	5,625.00
	CTA:	2,250.00
	TOTAL:	7,875.00 *

17-10-130-003-0000 | 20211201664725 | 0-271-592-080

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

REAL ESTATE TRANSFER TAX

16-Dec-2021

		COUNTY:	375.00
		ILLINOIS:	750.00
		TOTAL:	1,125.00

17-10-130-003-0000 | 20211201664725 | 0-240-379-920