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2204541216D

Doc# 2204541216 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2022 03:24 PM PG: 1 OF 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Ronald Rosenblum, Esq.
111 W. Washington Street, Suite 1863
Chicago, IL 60602

MAIL REAL ESTATE TAX BILL TO:

Laura Kokkales
1415 N. Dearborn St., Unit 12A
Chicago, IL 60610

(Reserved for Recorders Use Only)



THE GRANTOR: Sharon Anderson, a single woman, of 1415 N. Dearborn St., Unit 12A, Chicago, IL 60610, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Laura Kokkales**, Single woman, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1415 N. Dearborn St., Unit 12A, Chicago, IL 60610
PIN: 17-04-211-034-1010

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) ~~Special Assessments confirmed after Contract date;~~ (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		25-Jan-2022
	COUNTY:	147.00
	ILLINOIS:	294.00
	TOTAL:	441.00
17-04-211-034-1010 20220101693834 0-563-609-232		

REAL ESTATE TRANSFER TAX		25-Jan-2022
	CHICAGO:	2,205.00
	CTA:	882.00
	TOTAL:	3,087.00
17-04-211-034-1010 20220101693834 0-972-029-584		
* Total does not include any applicable penalty or interest due.		

Chicago Title 2168C330068LP 1/2 MW

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DATED this 8 day of JANUARY, 2022.

SA

Sharon Anderson

STATE OF Illinois)
COUNTY OF Cook)SS

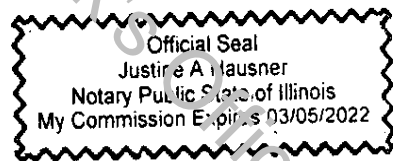
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Sharon Anderson**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 8th day of January, 2022

Justine Hausner
Notary Public

NAME AND ADDRESS OF PREPARER:

Justine A. Hausner
Hausner Law Group, LLC
161 N. Clark St., 16th Floor
Chicago, IL 60601



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LEGAL DESCRIPTION

Order No.:21GSC330068LP

For APN/Parcel ID(s):17-04-211-034-1010

UNIT NO. 12A COMMONLY KNOWN AS 1415 NORTH DEARBORN IN SAID REAL ESTATE:

PARCEL 1:

LOT 1 IN GREIFENHAGEN'S SUBDIVISION OF THE NORTH 152 FEET OF THE SOUTH 227 FEET OF LOT BLOCK ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1892, AS DOCUMENT 1867785

PARCEL 2:

THE SOUTH 50 FEET NORTH AND ADJOINING THE SOUTH 25 FEET OF LOT BLOCK ALL IN BLOCK 2 IN SUBDIVISION BY CATHOLIC BISHOP OF CHICAGO OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1877 AS DOCUMENT 149582

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 CREATED BY CAISSON AGREEMENT DATED SEPTEMBER 6, 1972 AND RECORDED NOVEMBER 6, 1972 AS DOCUMENT 22110743 TO INSTALL AND MAINTAIN THE CAISSONS AS SHOWN ON THE PLAT ATTACHED TO SAID INSTRUMENT WHICH EXTEND UPON THE FOLLOWING LAND: LOT 2 IN GREIFENHAGEN'S SUBDIVISION OF THE NORTH 152 FEET OF THE SOUTH 227 FEET OF LOT B. IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO, SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS