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UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

~~Joseph Furrer~~ Joseph Furrer
2045 W Concord Pl #405
Chicago, IL 60647
Joseph Furrer

MAIL REAL ESTATE TAX BILL TO:

2045 W Concord Pl
Unit 401
Chicago, IL 60647
Joseph Furrer



Doc# 2213213023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/12/2022 11:25 AM PG: 1 OF 2

(Reserved for Recorders Use Only)

THE GRANTORS: Allan Klenetsky and Francine Klenetsky, husband and wife, of 2045 W. Concord Pl., Unit 401 & P16, Chicago, IL 60647, 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 Joseph Furrer single person, of Chicago Illinois, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

UNIT 401 AND PARKING UNIT P-16 IN BUCKTOWN COMMONS CONDOMINIUM AS DELINEATED THE PLAT OF SURVEY OF PART OF LOTS 60 TO 66, BOTH INCLUSIVE, IN JOHNSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 1193026, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 16, 2002 AS DOCUMENT NUMBER 00205611/4, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2045 W. Concord Pl., Unit 401 & P16, Chicago, IL 60647
PIN: 14-31-333-029-1005 and 14-31-333-029-1046

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.

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DATED: May 4, 2022.

Allan D. Klenetsky
Allan Klenetsky

Francine A. Klenetsky
Francine Klenetsky

STATE OF ILLINOIS

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COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Allan Klenetsky and Francine Klenetsky**, 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/they signed 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 official seal this 4th day of May, 2022.

Brian D. Gryll
Notary Public

NAME AND ADDRESS OF PREPARER:

Gryll Law
6703 N. Cicero Ave.
Lincolnwood, IL 60712



REAL ESTATE TRANSFER TAX

10-May-2022



COUNTY: 197.50
ILLINOIS: 395.00
TOTAL: 592.50

14-31-333-029-1005

| 20220401699201 | 1-376-587-664

REAL ESTATE TRANSFER TAX

10-May-2022



CHICAGO: 2,962.50
CTA: 1,185.00
TOTAL: 4,147.50 *

14-31-333-029-1005 | 20220401699201 | 1-702-137-744

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