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22151410640

Doc# 2215141064 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2022 03:15 PM PG: 1 OF 4

THIS DOCUMENT WAS
PREPARED BY:

Forde & O'Meara LLP
Lisa J. Saul, Esq.
191 N Wacker Dr, Suite 3100
Chicago, Illinois 60606

Chicago Title

DN05C 1544954 *Y* **WARRANTY DEED**

THIS INDENTURE is made as of this 13th day of MAY, 2022 by and between **Nancy C. Waller, formerly known as Nancy Waller Buddig, Trustee of the Nancy Waller Buddig Revocable Trust dated March 15, 1991 ("Grantor")**, and **Kevin Cavanaugh, of the City of Chicago, State of Illinois ("Grantee")**.
** PATRICK*

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 17-04-218-051-1018

Address of Real Estate: 1300 North State Parkway, Unit 504, Chicago, IL 60610

SIGNATURE PAGE FOLLOWS



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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 27th day of May, 2022.

Nancy C Waller
Nancy C. Waller, Trustee


Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 27-May-2022

	COUNTY:	487.50
	ILLINOIS:	975.00
	TOTAL:	1,462.50

17-04-218-051-1018 | 20220501627525 | 0-091-029-584

REAL ESTATE TRANSFER TAX 27-May-2022

	CHICAGO:	7,312.50
	CTA:	2,925.00
	TOTAL:	10,237.50

17-04-218-051-1018 | 20220501627525 | 0-715-325-520

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

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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nancy C. Waller, Trustee, 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 acknowledged that they signed, sealed and delivered this 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 23rd day of May 2022.

Doris Kay Brubaker
Notary Public

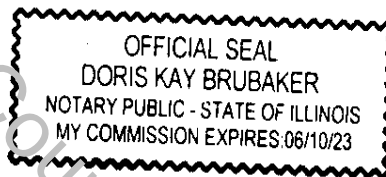
Commission expires:

Send Subsequent Tax Bills To:

KEVIN PATRICK CAVANAGH
300 N. STATE PKWY #504
CHICAGO, IL 60610

After Recording Return To:

SAME AS ABOVE



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 22GSC254495LP

For APN/Parcel ID(s): 17-04-218-051-1018

PARCEL 1:

UNIT NUMBERS 504 IN THE AMBASSADOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 5, 6 AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 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 AS DOCUMENT NUMBER 0511618089; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-46 AND STORAGE SPACE S-15, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511618089.

Recorded at Cook County Clerk's Office