

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTORS,

IAN DESORMEAUX AND ANDRI DESORMEAUX, husband and wife as tenants by the entirety, of 2533 W. Cortland St., Unit 1E, Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Derek Shoemaker and Maggie Jo Saylor, husband and wife as tenants by the entirety, the following Described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* Ryan

PARCEL 1:

UNIT 1E IN THE 2533-35 WEST CORTLAND STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1014516001 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-5, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 1014516001.

SUBJECT TO THE FOLLOWING:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as TENANTS by the ENTIRETY forever.

Permanent Index Number: 13-36-413-050-1002

Commonly Known As: 2533 W. Cortland St., Unit 1E, Chicago, IL 60647

DATED THIS 20th DAY OF May, 2022.

[Signature]
IAN DESORMEAUX

[Signature]
ANDRI DESORMEAUX

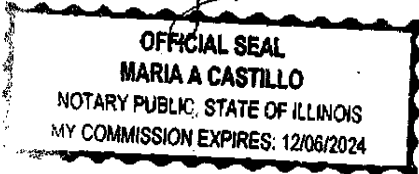
STATE OF ILLINOIS)
) SS.
COUNTY OF)

FIDELITY NATIONAL TITLE
SC22006740

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IAN DESORMEAUX AND ANDRI DESORMEAUX, husband and wife, known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 day 20th of May, 2022.

[Signature] Notary Public



Doc#: 2215447086 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/03/2022 11:28 AM Pg: 1 of 4

Dec ID 20220501625367
ST/CO Stamp 1-381-269-392 ST Tax \$662.00 CO Tax \$331.00
City Stamp 0-087-326-608 City Tax: \$6,951.00

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

24-May-2022



CHICAGO:	4,965.00
CTA:	1,986.00
TOTAL:	6,951.00 *

13-36-413-050-1002 | 20220501625367 | 0-087-326-608

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

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REAL ESTATE TRANSFER TAX

24-May-2022



COUNTY:	331.00
ILLINOIS:	662.00
TOTAL:	993.00

13-36-413-050-1002

120220501625367 | 1-381-269-392

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PREPARED BY: Kessler & Keirnan, PC, 3255 N. Arlington Heights Road, Suite 501, Arlington Heights, IL 60004

MAIL TO: Kashyap Trivedi, Trivedi & Khan, P.C., 300 N. Martingale Rd., #725, Schaumburg, IL 60173

GRANTEE AND TAXES TO: _____

LEGAL DESCRIPTION OF THE PROPERTY CONVEYED IN THIS DEED IS AS FOLLOWS:

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UNIT 1E IN THE 2533-35 WEST CORTLAND STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1014516001 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

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