

# UNOFFICIAL COPY

Doc#: 2227045070 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2022 10:29 AM Pg: 1 of 5

Dec ID 20220901630709  
ST/CO Stamp 1-551-439-440 ST Tax \$560.00 CO Tax \$280.00  
City Stamp 2-045-634-128 City Tax: \$5,880.00

767691 1/2  
WARRANTY DEED

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

THIS INDENTURE WITNESSETH, that the Grantor(s), Amanda Duffy, a single woman, of Maitland, FL for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Kentaro Ebersole and Suzanne Ma-Ebersole, husband and wife, of Chicago, IL, of the following described real estate, to-wit:

**PARCEL ONE:**

UNIT NO. 1502 AND PARKING NO. GU-255, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TOWER I RESIDENCES CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020457530, AS AMENDED FROM TIME TO TIME, IN THE FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL TWO:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL ONE FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN GRANT OF ACCESS EASEMENTS RECORDED APRIL 22, 2002 AS DOCUMENT NO. 0020457528.

**PARCEL THREE:**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-158, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020457530

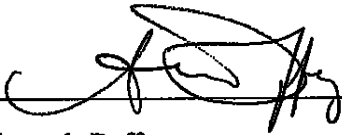
Permanent Real Estate Index Number: 17-22-110-100-1158 AND 17-22-110-100-1475

Address of Real Estate: 1322 S. Prairie Avenue, Unit 1502, Chicago, IL 60605

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 06 Day of September 2022.

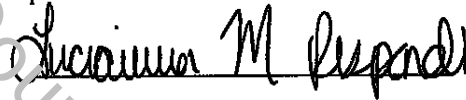
  
\_\_\_\_\_

Amanda Duffy

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Amanda Duffy, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 6 day of September 2022.

  
\_\_\_\_\_

This Instrument was prepared by:

Watkins Legal Group  
915 Harger Road, Suite 300  
Oak Brook, IL 60523



Future Tax Bills to:

Kentaro Ebersole  
1322 S. Prairie Ave, Unit 1502  
Chicago, IL 60605

After recording return document to:

Steven R. Felton  
134 N. LaSalle #1720  
Chicago, IL 60602

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File No: 767691

**EXHIBIT "A"****PARCEL ONE:**

**UNIT NO. 1502 AND PARKING NO. GU-255, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TOWER I RESIDENCES CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020457530, AS AMENDED FROM TIME TO TIME, IN THE FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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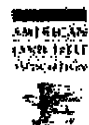
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Pin: 17-22-110-100-1458  
17-22-110-100-1475

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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## REAL ESTATE TRANSFER TAX

19-Sep-2022



**CHICAGO:**

4,200.00

**CTA:**

1,680.00

**TOTAL:**

5,880.00 \*

17-22-110-100-1158 | 20220901630709 | 2-045-634-128

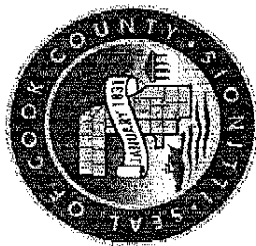
\* Total does not include any applicable penalty or interest due.

Property of County Clerk's Office

# UNOFFICIAL COPY

19-Sep-2022

## REAL ESTATE TRANSFER TAX



<b>COUNTY:</b>	280.00
<b>ILLINOIS:</b>	560.00
<b>TOTAL:</b>	840.00

17-22-110-100-1158 | 20220901630709 | 1-551-439-440

Property of Cook County Clerk's Office