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2227641017D

Doc# 2227641017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/03/2022 12:19 PM PG: 1 OF 3

WARRANTY DEED

THE GRANTORS,
Brent Wagner and
Alexandra Schaller,
Husband and Wife,

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
Alexander Chase Donovan
a single man and
Anna Grace Reilly,
a single woman,
3559 Jackson St., Apt. 10
San Francisco, CA 94118

with rights of survivorship
As Joint Tenants, the following described Real Estate situated in the County of Cook, in the State
of Illinois, to wit:

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS IN 1550 N. HOYNE CONDOMINIUM AS DELINEATED AND
DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 08150865, IN
SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE, A LIMITED COMMON
ELEMENTS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION
AFORESAID RECORDED AS DOCUMENT NO. 08150865

STREET ADDRESS: 1550 N. Hoyne Avenue, Unit 3, Chicago, IL 60622

PERMANENT TAX INDEX NUMBER: 17-06-104-034-1004

Subject only to the following permitted exceptions, provided none of which shall materially
restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and
payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the
limitations and conditions imposed by the Condominium Property Act; (d) the limitations and
conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions
and building lines of record; (f) the Condominium Declaration, including all amendments and
exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under
Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration;
(i) public utility easements; (j) private easements, although Purchaser shall not take the property
subject to any private easements not established by the Declaration; (k) installments due after the
date of closing for assessments established pursuant to the Condominium Declaration.

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

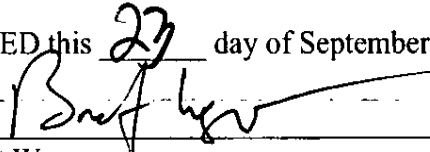
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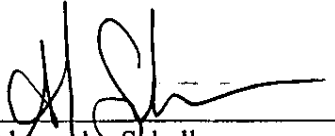
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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.


DATED this 27 day of September, 2022.


Brent Wagner


Alexandra Schaller

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		03-Oct-2022
	COUNTY:	282.50
	ILLINOIS:	565.00
	TOTAL:	847.50
17-06-104-034-1004 20220901649699 1-741-393-488		

REAL ESTATE TRANSFER TAX		03-Oct-2022
	CHICAGO:	4,237.50
	CTA:	1,695.00
	TOTAL:	5,932.50
17-06-104-034-1004 20220901649699 0-057-111-288		

* 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 Brent Wagner and Alexandra Schaller, personally known to me to be the same people whose names are subscribed to the foregoing instrument, 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 official seal, this 23 day of September, 2022.



Teresa A Kotrea
Notary Public

The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 9/16/25

This instrument prepared by:
Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

Mail to:
Mail Tax Bill to:
Alex Novovan
1550 N. Hoyne Ave #3
Chicago, IL 60622

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