Doc#. 2227708128 Fee: \$98.00 Karen A. Yarbrough Cook County Clerk

Cook County Clerk
Date: 10/04/2022 02:38 PM Pg: 1 of 3

Dec ID 20221001656711

ST/CO Stamp 1-322-176-080 ST Tax \$660.00 CO Tax \$330.00

City Stamp 1-834-298-960 City Tax: \$6,930.00

--- Above Space For Recorder's Use --

Warranty Deed

Grantors, KYLE T. COCCORAN and MOLLY M. CORCORAN, husband and wife, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Grantee, KATHRYN L. SOWDER, a(n) unmarried woman, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIBED ATT ACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes not dec and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (d) acts done or suffered by Grantee.

PIN #: 13-36-315-064-1001

Address of Real Estate: 1800 N. California Ave., Unit 1E, Chicago, iL 60647

Dated as of the 29th day of September, 2022.

Molly M. Corcoran

2227708128 Page: 2 of 3

UNOFFICIAL COPY

File No: 22848818-IL

EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

PARCEL 1:

UNIT NO. 1E, IN 1600 NORTH CALIFORNIA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE FOLLOWING PROPERTY TAKEN AS A SINGLE TRACT OF LAND (EXCEPT THE NORTH 350.0 FEET OF SAID TRACT): LOT 4 (EXCEPT THE NORTH 350.0 FEET THEREOF), ALL OF LOTS 5 TO 11, BOTH INCLUSIVE, IN BLOCK 8, IN HANSBROUGH AND HESS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF W. BLOOMINGDALE AVENUE LYING SOUTH OF AND ADJOINING AFORESAID LOT 11, IN BLOCK 8, VACATED BY INDUSTRIAL STREET VACATION ORDINANCE RECORDED AS DOCUMENT NO. 0802723, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLAFATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 10, 2017, AS DOCUMENT NO. 1/10039264, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE G-5, AS I IMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

Commonly Known As: 1800 N. California Ave., Unit 1E, Chicago, IL 60647

Parcel Identification Number: 13-36-315-064-1001

ATA NATIONAL TITLE GROUP, LLC

175 E. Hawthorn Pkwy., Suite 135 Vernon Hills, IL 60061 Ph:(847) 281-9332 Fax:(847) 281-9334

UNOFFICIAL COPY

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 Kyle T. Corcoran, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26 day of September, 2022.

OFFICIAL SEAL
CODY THERIOT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/08/2026

Notary Public Shortside

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 Molly M. Corcoran, 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 she signed sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this Zc day of September, 2022.

OFFICIAL SEAL CODY THERIOT NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 03/08/2026

Notary Public

Mail to:

Kimberly Freeland, Esq. 806 North Peoria Chicago, Illinois 60642

Send Tax Bills to:

Kathryn L. Sowder 1800 N. California Ave., Unit 1E Chicago, IL 60647

Document Prepared by:

Joel Feldman 311 North Aberdeen, 3rd Floor Chicago, Illinois 60607