

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#: 2231433081 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/10/2022 01:46 PM Pg: 1 of 2

Dec ID 20221101680365
ST/CO Stamp 1-807-194-448 ST Tax \$115.00 CO Tax \$57.50
City Stamp 0-434-346-320 City Tax: \$1,207.50

Mail to:

Thomas Berry
9710 S. Homan
Evergreen Park, IL 60805

Name and Address of Tax Payer
Thomas Berry
10538 South Walden Parkway, UNIT
2W, Chicago, IL 60643

Landtrust National Title Services, Inc. LN22026735

LN22026735 1078

THE GRANTOR Jeffrey Bourdeau and Charles Kipp, Managers of Walden Group 2, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and pursuant to authority given by the Members/Managers of said limited liability company of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS to Thomas Berry, owner of 9710 S. Homan Avenue, Chicago IL 60805, the following real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 2-WEST IN 10536-38 WALDEN PARKWAY CONDOMINIUM IN LOT 8 IN BLOCK 3 IN WILLIAM BAKER'S SUBDIVISION IN CHARLES HOPKINSON'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WASHINGTON HEIGHTS RAILROAD, WITH THE EXCEPTION OF THE NORTHWEST 1/4 OF SECTION 18 HEREIN DESCRIBED, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96564649, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT 2- W, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 96564649.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning and ordinances, public right of ways for roads and highways.

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

Permanent index number(s): **25-18-206-073-1004**

Property address: **10538 South Walden Parkway, UNIT 2W, Chicago, IL 60643**

REAL ESTATE TRANSFER TAX

09-Nov-2022	
COUNTY:	57.50
ILLINOIS:	115.00
TOTAL:	172.50
25-18-206-073-1004 20221101680365 1-807-194-448	

Landtrust Title
120 S. LaSalle St
Suite 1700
Chicago, IL 60603

REAL ESTATE TRANSFER TAX


09-Nov-2022	
CHICAGO:	862.50
CTA:	345.00
TOTAL:	1,207.50 *
25-18-206-073-1004 20221101680365 0-434-346-320	

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

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DATED this 31 day of October 2022.


Jeffrey Bourdeau, Manager of Walden Group 2, LLC


Charles Kipp, Manager of Walden Group 2, LLC


WARRANTY DEED Statutory (Illinois)

State of ILLINOIS, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY: **Jeffrey Bourdeau and Charles Kipp, Managers of Walden Group 2, LLC, an Illinois Limited Liability Company**

personally known to me to be the Managers of the company, and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers, they signed and delivered the said instrument, pursuant to authority given by the Managers of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of October 2022.

Commission expires: 5/18/24


Notary Public

Recorder's Office Box No.



NAME AND ADDRESS OF PREPARER:

Ryan Waite
Waite Law Firm LLC
633 Rogers St., Suite 103
Downers Grove, IL 60515