

UNOFFICIAL COPY

Doc#: 2232245254 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/18/2022 04:03 PM Pg: 1 of 4

Dec ID 20221101689256
ST/CO Stamp 0-072-828-240 ST Tax \$250.00 CO Tax \$125.00
City Stamp 0-486-819-152 City Tax: \$2,625.00

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

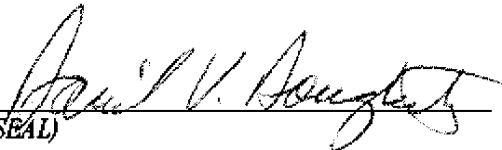
THE GRANTORS, Daniel V. Dougherty and Tracy Dougherty, a married couple, of Chicago, Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Christian Castro, an unmarried man, of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 14-20-310-036-1020

Address of Real Estate: 1438 W. Roscoe St., Unit 2, Chicago, IL 60657

The date of this deed of conveyance is November 15, 2022.

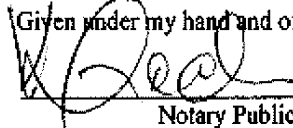

(SEAL)


(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel V. Dougherty and Tracy Dougherty, personally known to me to be the same persons 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


Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 1438 W. Roscoe St., Unit 2, Chicago, IL 60657

PIN: 14-20-310-036-1020

UNIT 1438-2 IN THE 3400 NORTH JANSSEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 25 TO 27 IN BLOCK 7 IN LANE PARK ADDITION TO LAKE VIEW, A SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 AND THE NORTH QUARTER OF THE SOUTH 1/2 OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020596212, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTEE'S ADDRESS

This instrument was prepared by:
Michael Fahey
3708 Forest Avenue
Brookfield, IL 60513

Send subsequent tax bills to:
Christian Castro
1438 W. Roscoe St., Unit 2
Chicago, IL 60657

Recorder-mail recorded document to:
Duffy Law, LLC
130 N. Garland Ct., #4702
Chicago, IL 60602

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REAL ESTATE TRANSFER TAX

18-Nov-2022



CHICAGO:

1,875.00

GTA:

750.00

TOTAL:

2,625.00 *

14-20-310-036-1020

| 20221101689256

| 0-486-819-152

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

Property Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

18-Nov-2022



COUNTY:
ILLINOIS:
TOTAL:

125.00
250.00
375.00

14-20-310-036-1020

20221101689256 | 0-072-828-240