

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

1 of 2 AP2209450



Doc# 2233929004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/05/2022 09:51 AM PG: 1 OF 2

THE GRANTOR, Janelle R. Stevens a/k/a Janell Goense, married to John Goense*, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Eric Schaeffer, a single ~~unmarried~~ person, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*MAN

UNIT 203, P-28, S-11, IN THE ALTGELD COMMONS LOFTS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (EXCEPT THE SOUTH 112 FEET OF THE EAST 49 FEET THEREOF); LOTS 12, 15 TO 23 AND THE 16 FOOT ALLEY LYING NORTH AND ADJOINING LOTS 15 TO 19 AND SOUTH OF THE ADJOINING LOT 20 AS SHOWN ON THE PLAT OF JOHN F. LABAHN'S AND C. LABAHN'S SUBDIVISION OF THE SOUTH 4.01 CHAINS OF THE NORTHWEST 1/4 OF BLOCK 42 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 25, 1994, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 94526886 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed or unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*John Goense is hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Permanent Real Estate Index Number(s): 14-29-311-043-1011
Address(es) of Real Estate: 2512 N Bosworth Avenue #203 Chicago, IL 60614

Dated this 08 day of November, 2022

Janelle R. Stevens

Janell Goense

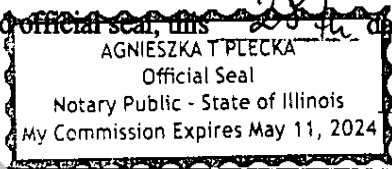
John Goense

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STATE OF ILLINOIS, COUNTY OF Dook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Janelle R. Stevens a/k/a Janell Goense and John Goense**, 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 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 28th day of November, 2022



[Signature] (Notary Public)

Prepared By: Frank W. Jaffe
Jaffe & Berlin, LLC
111 W. Washington St., Suite 900
Chicago, IL 60602

Mail To:
Ms Dana C Siragusa
Siragusa Law
25 E Washington, Suite 700
Chicago, IL 60602

| REAL ESTATE TRANSFER TAX | | 02-Dec-2022 |
|--------------------------|--|-------------------|
| CHICAGO: | | 2,362.50 |
| CTA: | | 945.00 |
| TOTAL: | | 3,307.50 * |

14-29-311-043-1011 | 20221201603676 | 1-222-071-632
* Total does not include any applicable penalty or interest due.

Name & Address of Taxpayer:
Mr Eric Schaeffer
2512 N Bosworth Ave #203
Chicago, IL 60614

| REAL ESTATE TRANSFER TAX | | 02-Dec-2022 |
|--------------------------|--|---------------|
| COUNTY: | | 157.50 |
| ILLINOIS: | | 315.00 |
| TOTAL: | | 472.50 |

14-29-311-043-1011 | 20221201603676 | 1-927-304-528