

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2234255076 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2022 11:26 AM Pg: 1 of 2

Dec ID 20221201605245
ST/CO Stamp 0-355-235-152 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-339-834-192 City Tax: \$3,412.50

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Preparer File: Dow
File No.: TO: 00151 / TR 009567

THE GRANTOR(S) Greg Dow, a married man, of 14447 White Pine Ridge Lane, Chesterfield, MO 63017, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, Morgan Elizabeth Faley, AN UNMARRIED WOMAN of CHICAGO IL, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 1204 AND P-44 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT SIN PARKVIEW EAST CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0702615067, IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:


THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE, S7, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615067, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year ~~2024~~, 2022 and subsequent years.


PIN: 14-20-214-043-1090 and 14-20-214-043-1183

Real Estate Property known as: 828 W. Grace Street, Unit 1204, Chicago, IL 60613



Dated this 30 day of November, 2022




Greg Dow



Dana Bissett, for purposes of waiving homestead rights

REAL ESTATE TRANSFER TAX		07-Dec-2022
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50
14-20-214-043-1090 20221201605245 0-355-235-152		

REAL ESTATE TRANSFER TAX		07-Dec-2022
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *
14-20-214-043-1090 20221201605245 0-339-834-192		

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

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STATE OF MO, COUNTY OF St. Louis SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Greg Dow**, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 30th day of November 2022

Michael Holtz
Notary Public



STATE OF MO, COUNTY OF St. Louis SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Dana Bissett**, 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 instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 30th day of November 2022

Michael Holtz
Notary Public



Prepared by:
Gurney Law Group LLC
150 S. Wacker Drive, Suite 2400
Chicago, IL 60606

Mail to:
Tom HANBECK
26 BLAINE
HANSDALE, IL

Name and Address of Taxpayer:
MORGAN E. FALEY
828 W. GRACE ST #1204
CHICAGO, IL 60613