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Doc#: 2235510030 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2022 10:15 AM Pg: 1 of 2

Dec ID 20221201608462
ST/CO Stamp 1-915-247-952 ST Tax \$295.00 CO Tax \$147.50
City Stamp 1-971-531-088 City Tax: \$3,097.50

Stc 1876327
10F2 8/2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, MADISON SMITH, an unmarried person, CONVEYS and WARRANTS TO BRANDON DANIEL FLORA, Buyer, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 1601 AND P-193 IN THE SILVER TOWER CHICAGO CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 1 TO 6 INCLUSIVE, AND LOT 7 (EXCEPT THE WEST 1/4 FEET OF SAID LOT 7) IN BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER IN THE 50 TH WEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 1, 2009 AS DOCUMENT NUMBER 0918231019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE CROSS EASEMENT AGREEMENT DATED JULY 1, 2009 AND RECORDED AS DOCUMENT NUMBER 0918231048, AS MORE PARTICULARLY DESCRIBED AND DEFINED THEREIN.

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 17-09-236-030-1021 and 17-09-236-030-1422

Address (es) of Real Estate: 303 West Ohio Street, Unit 1601 and P-193, Chicago, Illinois 60610

Prepared by: Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, Illinois 60642

Mail To:
Brandon Daniel Flora
303 West Ohio Street
Unit 1601
Chicago, Illinois, 60610

Name and Address of Taxpayer:
Brandon Daniel Flora
303 West Ohio Street
Unit 1601
Chicago, Illinois 60610



REAL ESTATE TRANSFER TAX		14-Dec-2022
CHICAGO:	2,212.50	
CTA:	885.00	
TOTAL:	3,097.50 *	

17-09-236-030-1021 | 20221201608462 | 1-971-531-088

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

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This 2nd day of December, 2022.

REAL ESTATE TRANSFER TAX		19-Dec-2022
		COUNTY: 147.50
		ILLINOIS: 295.00
		TOTAL: 442.50
17-09-236-030-1021	20221201608462	1-915-247-952

MADISON SMITH
MADISON SMITH

STATE OF ILLINOIS ss.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that MADISON SMITH, is personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed 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 2nd day of December, 2022.

Alexandra M. Argiris (Notary Public)

