

UNOFFICIAL COPY



Doc# 2236334002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2022 09:24 AM PG: 1 OF 3

WARRANTY DEED
Illinois Statutory

FIRST AMERICAN TITLE
FILE # AF1030350 1/2

THE GRANTOR, **LEIGH MARTINO**, an unmarried woman, of the city of Chicago, county of Cook, state of Illinois, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEES, **JAMIE L. PHILLIPS**, an unmarried man, and **MIA CHRISTINE LUSCHINI**, an unmarried woman, having the current address 100 Madison Street, #111, Nashville, TN 37208, not as tenants in common, but as **JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2022 and subsequent years

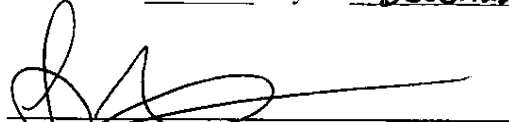
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): **17-05-414-007-0000 (underlying)**
17-05-414-008-0000 (underlying)

Address(es) of Real Estate: **1113 W Chestnut St, Unit 1W,**
Chicago, IL 60642

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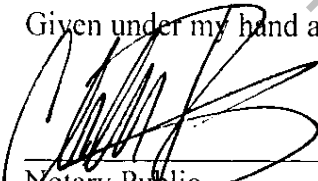
Dated this 16th day of December, 2022.


LEIGH MARTINO

STATE of IL, COUNTY of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LEIGH MARTINO** 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 16th Day of December 2022.


Notary Public



Prepared by:

Cervantes Chatt & Prince PC
100 N. LaSalle, Suite 2207
Chicago, IL 60602

REAL ESTATE TRANSFER TAX	21-Dec-2022
CHICAGO:	6,416.25
CTA:	2,566.50
TOTAL:	8,982.75



After Recording Mail Deed to:

Alex Ranjha, Esq.
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

17-05-414-007-0000 | 20221201617128 | 0-818-339-15
* Total does not include any applicable penalty or interest due

Mail Future Tax Bills to:

Jamie L. Phillips and Mia Christine Luschini
1113 W Chestnut St, Unit 1W,
Chicago, IL 60642

REAL ESTATE TRANSFER TAX	27-Dec-2022
COUNTY:	427.75
ILLINOIS:	855.50
TOTAL:	1,283.25

17-05-414-007-0000 | 20221201617128 | 0-224-165-200



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL: 1

UNIT NO. 1W IN THE 1113 WEST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 27, 2021 AS DOCUMENT NUMBER 2102719032, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF P-1W AND R-1W, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-05-414-007-0000 (Vol. 581) and 17-05-414-008-0000 (Vol. 581)

Property Address: 1113 W Chestnut St, Unit 1W, Chicago, Illinois 60642

Property of Cook County Clerk's Office