

UNOFFICIAL COPY

Doc#: 2301733240 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2023 11:33 AM Pg: 1 of 3

Dec ID 20230101630499
ST/CO Stamp 0-653-003-600 ST Tax \$558.00 CO Tax \$279.00
City Stamp 2-093-026-128 City Tax: \$5,859.00

19/2
FD 22-1304

WARRANTY DEED

THE GRANTOR:

Kelly O'Brien,
an unmarried woman,

of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to: Fiona P Diamond and David P Gancarczyk, *as husband & wife as known by the entirety* all right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Exhibit A for legal description attached hereto and made a part hereof) 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, provided they do not interfere with the current use and enjoyment of the property; and general real estate taxes not due and payable.

Permanent Index No.: 14-33-417-042-1002
Address of Real Estate: 228 W Saint Paul Ave., Unit 2, Chicago, IL 60614

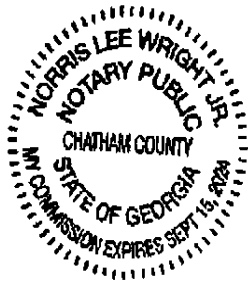
DATED: Jan 4, 2023
By: [Signature]
Kelly O'Brien

State of Georgia
County of Chatham

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kelly O'Brien, is 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 said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of January, 2023

Commission expires: 9-15-24
[Signature]
Notary Public



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of premises commonly known as: 228 W Saint Paul Ave., Unit 2, Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Fran P. Diamond
David P. Gancarczyk
228 W. Saint Paul Ave.
Unit 2
Chicago, IL 60614

THIS INSTRUMENT WAS PREPARED BY:

Closing Group P.C.
1305 Oxford Road
Deerfield IL, 60015

MAIL RECORDED INSTRUMENT TO:

MAIL TO: Fran P. Diamond
David P. Gancarczyk
228 W. Saint Paul Ave.
Unit 2
Chicago, IL 60614

Deerfield County Clerk's Office

REAL ESTATE TRANSFER TAX 13-Jan-20



COUNTY: 279.
ILLINOIS: 558.
TOTAL: 837.

14-33-417-042-1002 | 20230101630499 | 0-653-003-60

REAL ESTATE TRANSFER TAX 13-Jan-2023



CHICAGO: 4,185.00
CTA: 1,674.00
TOTAL: 5,859.00 *

14-33-417-042-1002 | 20230101630499 | 2-093-026-128

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

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EXHIBIT A

LEGAL DESCRIPTION

The Land is described as follows:

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit 2 in the 228 W. St. Paul Condominium, as delineated on a survey of the following described land: Lot 62 in Sim and D'Antin's Subdivision of lots 14 to 19 inclusive with the South 63 feet of Lot 13 in Gale's North Addition to Chicago, said addition being a Subdivision of the Southwest 1/4 of the South East 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as exhibit "A" to the declaration of condominium recorded as Document Number 0608927036 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of storage Space S-2, a limited common element as delineated on the survey attached to the declaration.

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