

UNOFFICIAL COPY

BT 2210022-02127

WARRANTY DEED
Statutory (ILLINOIS)



Doc# 2301841003 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2023 09:17 AM PG: 1 OF 3

~~MAIL TO:~~

Mr. Steven Felton
134 N. LaSalle Street, Suite# 1720
Chicago, Illinois 60602

TAX BILL TO: / Grantee's Address

Mr. Scott M. Conwell
1447 Larsen Lane
Naperville, Illinois 60563

THE GRANTOR JASON THOMAS BYRNE, SINGLE MAN AND NOT A PARTY TO THE CIVIL UNION, of 2660 N. Halstead Street, Chicago, County of Cook, State of Illinois, 60614, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to SCOTT M. CONWELL, the following described Real Estate situated in the County of Cook, State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2021 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any ; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER(S): MP4 17-15-304-052-1435 & MP5 17-15-304-052-1436
PROPERTY ADDRESS: 40 EAST 9TH STREET, MP4 & MP5, CHICAGO, IL 60605

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

DATED THIS 29th DAY OF DECEMBER, 2022

Jason Thomas Byrne

REAL ESTATE TRANSFER TAX		17-Jan-2023
	COUNTY:	7.50
	ILLINOIS:	15.00
	TOTAL:	22.50
17-15-304-052-1435 20221201622730 1-549-708-112		

REAL ESTATE TRANSFER TAX		06-Jan-2023
	CHICAGO:	112.50
	CTA:	45.00
	TOTAL:	157.50 *
17-15-304-052-1435 20221201622730 1-526-948-688		

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

P 3
S 1/1
SC
INT JP

UNOFFICIAL COPY

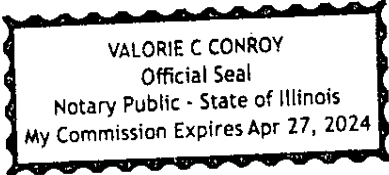
STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **Jason Thomas Byrne**, is personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 29th Day of December, 2022.

Commission expires 4/27/2024.

Valorie C. Conroy
NOTARY PUBLIC



Prepared by:

Mr. Peter A. Papoutsis
PAPOUTSIS LAW
1250 W. Lake Street, Unit 5
Addison, Illinois 60101

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1: CONDOMINIUM MOTORCYCLE PARKING UNIT MP4 IN THE BURNHAM PARK PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN SUBSECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00144975 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: CONDOMINIUM MOTORCYCLE PARKING UNIT MP5 IN THE BURNHAM PARK PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN SUBSECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00144975 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF N/A A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00144975.

PARCEL 4: A NON-EXCLUSIVE RIGHT TO PARK ONE VEHICLE IN A PARKING SPACE AS GRANTED IN DEED FROM WYDOE DEVELOPMENT LLC AND AS SET FORTH IN PARKING EASEMENT RECORDED AS DOCUMENT NUMBER 00144353 ON LAND MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

PARCEL 5: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANTED AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00144974.

COOK COUNTY Clerk's Office