



Warranty Deed
Statutory (Illinois)

Doc# 2306622028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/07/2023 12:20 PM PG: 1 OF 3

The GRANTOR, NICOLE HAGEN, a married woman, of the City of Portland, County of Multnomah, and State of Oregon, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to

JOHN C. TRAMPAS, of 1408 North Bell Avenue, Unit 1, Chicago,
IL 60622

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit Numbers 302 and P24 in Wheelworks Condominium as delineated on a survey of the following described real estate: Lots 16, 17, 18, 19, 20, 21, 22, 23 and all of the East and West Alley lying South of and Southerly of said Lot 18, North and Northerly of said Lots 13 through 23, both inclusive and between the East line and West line of said Lot 18 produced South all in Subdivision of that part of Lot 13 in County Clerk's Division of Block 43, lying West of the East line of Ward Street, extended and East of the West 124.0425 feet of said Lot 13 in Sheffield's Addition to Chicago, in Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with its undivided percentage interest in the common elements in Wheel Works Condominium as delineated and defined in the Declaration recorded as Document 85175306 and restated by Declaration recorded as Document 91198150 as amended from time to time.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR OR GRANTOR'S SPOUSE

SUBJECT TO: General real estate taxes for 2nd installment of 2022 and subsequent years.

Permanent Real Estate Index Number(s): 14-29-314-048-1031 and 14-29-314-048-1065

Address(es) of Real Estate: 2510 N. Wayne Ave., Unit 302
Chicago, IL 60614

23 Bar 57724
102

Dated this 21 day of February, 2023.

REAL ESTATE TRANSFER TAX 07-Mar-2023

COUNTY:	126.50
ILLINOIS:	253.00
TOTAL:	379.50

14-29-314-048-1031 | 20230301662916 | 1-143-193-808



Nicole Hagen (SEAL)

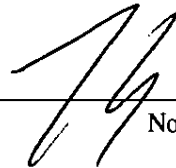
UNOFFICIAL COPY

State of Oregon)
)
) ss.
County of Multnomah)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NICOLE HAGEN, 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 said instrument as his 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 seal, this 21st day of February, 2023


Commission expires: 04-01-2024



Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



REAL ESTATE TRANSFER TAX		07-Mar-2023
	CHICAGO:	1,897.50
	CTA:	759.00
	TOTAL:	2,656.50 *

14-29-314-048-1031 | 20230301662916 | 1-146-339-536

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

Mail to:

William B. Lundgren, Esq.
55 W. Monroe St., Suite 3330
Chicago, IL 60603

Send subsequent tax bills to:

John C. Trampas
2510 N. Wayne Ave., Unit 302
Chicago, IL 60614

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBERS 302 AND P24 IN WHEELWORKS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; LOTS 16, 17, 18, 19, 20, 21, 22, 23 AND ALL OF THE EAST AND WEST ALLEY LYING SOUTH OF AND SOUTHERLY OF SAID LOT 18, NORTH AND NORTHERLY OF SAID LOTS 13 THROUGH 23, BOTH INCLUSIVE AND BETWEEN THE EAST LINE AND WEST LINE OF SAID LOT 18 PRODUCED SOUTH ALL IN SUBDIVISION OF THAT PART OF LOT 13 IN COUNTY CLERK'S DIVISION OF BLOCK 43, LYING WEST OF THE EAST LINE OF WARD STREET, EXTENDED AND EAST OF THE WEST 124.0425 FEET OF SAID LOT 13 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WHEEL WORKS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 85175306 AND RESTATED BY DECLARATION RECORDED AS DOCUMENT 91198150 AS AMENDED FROM TIME TO TIME.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 2510 N Wayne Ave, Unit 302, Chicago, IL 60614

PIN # 14-29-314-048-1031 and 14-29-314-048-1065

Property of Cook County Clerk's Office