

A23-07B AB

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2306744036 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/08/2023 11:20 AM Pg: 1 of 2

Dec ID 20230101641653  
ST/CO Stamp 1-643-085-648 ST Tax \$445.00 CO Tax \$222.50  
City Stamp 0-569-343-824 City Tax: \$4,672.50

**Mail to:**

MAX SHULRUFF

1801 W. Thomas St, #12  
Chicago IL 60622

**Name and Address of Taxpayer:**

Max Shulruff

1801 W. Thomas St, #12  
Chicago IL 60622

RECORDER'S STAMP

THE GRANTOR(S), James J. Patterson and Jennifer L. Patterson, husband and wife, residing in the City of Lima, County of Allen, State of Ohio, for consideration of ten (10) and 00/100 dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to,

MAX SHULRUFF an unmarried man

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

UNIT 12 IN 1801 W. THOMAS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN CRAM'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 4 OF SUPERIOR COURT COMMISSIONER S PARTITION OF BLOCKS 2, 4, 7 AND THE WEST 1/2 OF BLOCK 3 AND THE SOUTH 1/2 OF BLOCK 8 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0529739007 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-6, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 529739007, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

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

Permanent Index Numbers: 17-06-416-055-1012

Property Address: 1801 W Thomas St, Unit 12  
Chicago, IL 60622

# UNOFFICIAL COPY

Dated this February 22, 2023

[Signature]  
JAMES J. PATTERSON

[Signature]  
JENNIFER L. PATTERSON

STATE OF Ohio  
COUNTY OF Allen } SS.

I, Kathlynn L. Ackerman, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, JAMES J PATTERSON AND JENNIFER L. PATTERSON, personally known to me or have proved based on satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 22<sup>nd</sup>, 2023

[Signature]  
Notary Public



**KATHLYNN L ACKERMAN**  
Notary Public, State of Ohio  
My Commission Expires  
March 31, 2026

REAL ESTATE TRANSFER TAX		01-Mar-2023
	CHICAGO:	3,337.50
	CTA:	1,335.00
	<b>TOTAL:</b>	<b>4,672.50</b>

17-06-416-055-1012 | 20230101641653 | 0-569-343-824  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		01-Mar-2023
	COUNTY:	222.50
	ILLINOIS:	445.00
	<b>TOTAL:</b>	<b>667.50</b>

17-06-416-055-1012 | 20230101641653 | 1-643-085-648

Clerk's Office