

UNOFFICIAL COPY

 CHICAGO TITLE

10f2-2365A7940650P-16

Doc#: 2306833548 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2023 04:20 PM Pg: 1 of 3

WARRANTY DEED

AFTER RECORDING RETURN
TO:

Priyanka Lobo
Lucas Collins
1530 S. State St., Unit 517
Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS
TO:

Priyanka Lobo
Lucas Collins
1530 S. State St., Unit 517
Chicago, IL 60605

Dec ID 20230301664438
ST/CO Stamp 1-805-517-008 ST Tax \$345.00 CO Tax \$172.50
City Stamp 2-066-153-680 City Tax: \$3,622.50

WARRANTY DEED

THE GRANTOR, MARY O'MALLEY, a single woman, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to PRIYANKA LOBO and LUCAS COLLINS, husband and wife, of 1401 S State St., #1507, Chicago, IL 60605, GRANTEE, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See Legal Description attached hereto as Exhibit "A."

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 Real Estate; the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; limitations and conditions imposed by the Illinois Condominium Property Act; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

<u>Permanent Real Estate Index Number</u>	<u>Address of Real Estate</u>
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17-21-210-148-1047 and 17-21-210-148-1341	1530 S. State St., Unit 517 Chicago, Illinois 60605
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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Effective Date: March 1, 2023

Mary O'Malley
Mary O'Malley

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that MARY O'MALLEY, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of February, 2023.

Elizabeth M. Schiller
Notary Public



This instrument was prepared by:

Bernard F. Crotty
Law Office of Bernard F. Crotty, P.C.
20015 S. LaGrange Rd., #1102
Frankfort, IL 60423

County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNITS 517 AND R45 IN THE DEARBORN TOWER CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND PORTIONS OF VACATED STREETS AND ALLEYS IN
WILDER'S SOUTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART
OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT 0010326428 AND AMENDED
FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, USE, SUPPORT AND ENJOYMENT
FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS DATED APRIL 20, 2001 AND RECORDED APRIL 20, 2001 AS
DOCUMENT 0010326427.

Permanent Real Estate Index Number

17-21-210-148-1047 and
17-21-210-148-1341

Address of Real Estate

1530 S. State St., Unit 517
Chicago, Illinois 60605