

UNOFFICIAL COPY

Doc#: 2308646085 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/27/2023 10:41 AM Pg: 1 of 2

Dec ID 20230301673199
ST/CO Stamp 0-419-590-352 ST Tax \$238.00 CO Tax \$119.00
City Stamp 1-243-246-800 City Tax: \$2,499.00

WARRANTY DEED

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 23156189

THIS INDENTURE WITNESSETH, that the Grantor(s), Christopher J. Gauer, a single man, of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Dante Buratto, of 400 South Water, Chicago, IL 60601, the following described real estate, to-wit:

PARCEL 1:

UNIT 2505 AND PARKING SPACE P-204 IN THE LA SALLE PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 2A, 2B, 2C, 3, AND 4 IN STEPHEN N. GOULETAS RESUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93247587, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR SUPPORT, ENTRY, INGRESS AND EGRESS, COMMON WALLS, FLOORS, CEILINGS, UTILITIES AND ENCROACHMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT AND RESERVATION OF EASEMENTS, RECORDED AS DOCUMENT 93247586.

Permanent Real Estate Index Number: 17-04-221-052-1026 & 17-04-221-052-1464
Address of Real Estate: 1212 N La Salle ^{DRIVE} Apt 2505, Chicago, IL 60610

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SIGNATURE PAGE TO FOLLOW

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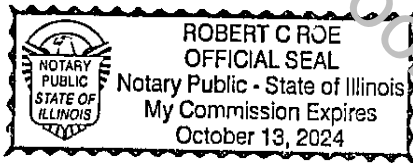
Dated this 9th Day of March, 2023.

Christopher J. Gauer
Christopher J. Gauer

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Christopher J. Gauer, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 9th day of March, 2023.



Robert C. Roe
Notary Public

This Instrument was prepared by:
Rob Roe and Associates P.C.
111 W Jackson Blvd, Suite 1700
Chicago IL 60604

Future Tax Bills to:
Dante Buratto
1212 N La Salle St Apt 2505,
Chicago, IL 60610

After recording return document to:
Brad Cohn
401 E Prospect Ave, Suite 105
Mount Prospect, IL 60056

REAL ESTATE TRANSFER TAX		17-Mar-2023
	CHICAGO:	1,785.00
	CTA:	714.00
	TOTAL:	2,499.00 *
17-04-221-052-1464 20230301673199 1-243-246-800		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		17-Mar-2023
	COUNTY:	119.00
	ILLINOIS:	238.00
	TOTAL:	357.00
17-04-221-052-1464 20230301673199 0-419-590-352		