



\*2308745034D\*

Chicago Title

1/2 2265A 524111WJ

SPECIAL WARRANTY DEED

Doc# 2308745034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/28/2023 10:22 AM PG: 1 OF 3

Mail to:

Colette Cogley
845 N. Kingsbury #309
Chicago IL 60610

THE GRANTOR: Margaret O'Donnell, Trustee of the Margaret O'Donnell Trust, Dated May 31, 2003, of the City of Chicago, County of Cook, State of IL, for the consideration of Ten (\$10.00) DOLLARS, and other good consideration in hand paid, hereby grants, bargains, sells and conveys to:

Colette Cogley, an unmarried person, of 845 N. Kingsbury Ave.,m #309, Chicago, IL 60610,

(Grantee is to select one of the following options.)

- as an Individual, as Trustee, as Tenants in Common
not as Tenants in Common, but as Joint Tenants with the right of survivorship,
as a married couple, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety,

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

UNIT NO. 707J, IN CARL SANDBURG VILLAGE CONDOMINIUM UNIT NO. 7, AS DELINEATED ON A SURVEY OF LOT 1 (EXCEPT THE NORTH 85.05 FEET AND THE EAST 76.00 FEET THEREOF), LOT 2 (EXCEPT THE SOUTH 56.30 FEET OF THE WEST 175.50 FEET THEREOF), LOT 3 AND THAT PORTION OF GERMANIA PLACE LYING WEST OF THE WEST LINE OF THE SAID EAST 30.00 FEET OF LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF SAID LOT 2, ALL IN CHICAGO 1 AND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25382049 AND FILED AS DOCUMENT LR3179558, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

together with all and singular the hereditaments and appurtenances thereto; to have and hold same, with the appurtenances thereto forever, subject to the following matters:

- (a) general real estate taxes 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, if any; (f) party wall rights and agreement, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and Condominium Declaration, if applicable.

# UNOFFICIAL COPY

The Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor Will Warrant and Defend the property hereby conveyed against all lawful claims and demands of all persons claiming by, though, or under Grantors, but against no other person.

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

Permanent Real Estate Index Number(s): 17-04-207-087-1245.

Address(es) of Real Estate: 1560 N. Sandburg Terrace, 707J, Chicago, IL 60610.

Dated this 16<sup>th</sup> day of February, 2023

Margaret M O'Donnell  
Margaret O'Donnell, Trustee

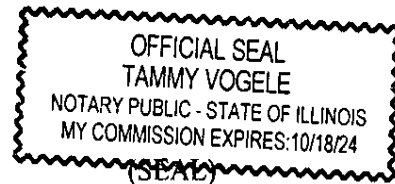
State of Illinois )  
 ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret O'Donnell, personally known to me 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 s h e 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 wavier of the right of homestead.

Given under my hand and official Seal, this 16 day of February, 2023.

Commission Expires: 10/18/24

Tammy Voge  
Notary Public



This instrument was prepared by: Philip J. Vacco, 2183 Lakeshore Dr., Fennville, MI 49408

Send Tax Bills to: Colette Cogley, 1560 N. Sandburg Terrace, 707J, Chicago, IL 60610

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 22GSA524111WJ

For APN/Parcel ID(s): 17-04-207-087-1245

UNIT NO. 707J IN CARL SANDBURG VILLAGE CONDOMINIUM UNIT NO. 7, AS DELINEATED ON A SURVEY OF LOT 1 (EXCEPT THE NORTH 85.05 FEET AND THE EAST 30.00 FEET THEREOF), LOT 2 (EXCEPT THE SOUTH 56.30 FEET OF THE WEST 175.50 FEET THEREOF), LOT 3 AND THAT PORTION OF GERMANIA PLACE LYING WEST OF THE WEST LINE OF THE SAID EAST 30.00 FEET OF LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF SAID LOT 2, ALL IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25382049 AND FILED AS DOCUMENT LR3179558, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### REAL ESTATE TRANSFER TAX

27-Mar-2023



COUNTY: 80.00  
ILLINOIS: 160.00  
TOTAL: 240.00

17-04-207-087-1245

20230301672196 | 0-713-713-872

### REAL ESTATE TRANSFER TAX

27-Mar-2023



CHICAGO: 1,200.00  
CTA: 480.00  
TOTAL: 1,680.00 \*

17-04-207-087-1245

20230301672196 | 1-250-584-784

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