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23088450760

WARRANTY DEED STATE OF ILLINOIS

Doc# 2308845076 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/29/2023 11:26 AM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTORS, BENJAMIN D. PIATT AND MARIANA A. PIATT, HUSBAND AND WIFE, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO TYLER VANSICKLE AND MATTHEW WILKINSON

As joint tenants

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 1947 WEST FLETCHER STREET, UNIT PENTHOUSE, CHICAGO, ILLINOIS 60657-8000

PERMANENT INDEX NUMBER(S): 14-30-205-046-1005

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTORS; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

2022 2nd installment

THE DATE OF THIS DEED OF CONVEYANCE IS:

March 27 2023

REAL ESTATE TRANSFER TAX

22-Mar-2023



COUNTY: 306.50
ILLINOIS: 613.00
TOTAL: 919.50

14-30-205-046-1005 | 20230201646273 | 1-512-622-288

REAL ESTATE TRANSFER TAX

27-Mar-2023



CHICAGO: 4,597.50
CTA: 1,839.00
TOTAL: 6,436.50 *

14-30-205-046-1005 | 20230201646273 | 1-568-041-168

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

Chicago title 23656017789NA 1 of 2 55

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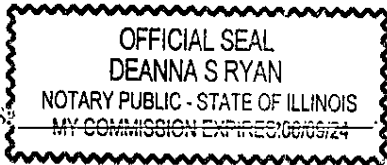
Benjamin D. Piatt (SEAL)
BENJAMIN D. PIATT

Mariana A. Piatt (SEAL)
MARIANA A. PIATT

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 **BENJAMIN D. PIATT AND MARIANA A. PIATT**, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS 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 23 DAY OF MARCH, 2023.



[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES:

This Instrument was Prepared By: Ryan Law Group, Ltd. 2661 N Lincoln Avenue 1st Floor Chicago, Illinois 60614	Send Subsequent Tax Bills to: Tyler Vansickle and Matthew Wilkinson 1947 W. Fletcher St, Unit PH Chicago, IL 60657-8000	After Recording Mail To: <i>Tyler Vansickle and Matthew Wilkinson</i> <i>1947 W Fletcher St</i> <i>Unit PH</i> <i>Chicago IL 60657</i>
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CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 23GSC017789NA

For APN/Parcel ID(s): 14-30-205-046-1005

PARCEL 1:

UNIT PH IN THE VILLAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOT 1 AND LOT 2 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 2 IN LABAHN'S SUBDIVISION OF THE WEST 5 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 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 NUMBER 0708010002, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 TO GARAGE SPACE P-5 AND ROOF AREA L.C.E. FOR UNIT PH, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED MAY 17, 2007 AS DOCUMENT NUMBER 0713715079, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office