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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2310113279 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/11/2023 03:31 PM Pg: 1 of 3

Dec ID 20230301683902
ST/CO Stamp 1-530-209-488 ST Tax \$215.00 CO Tax \$107.50
City Stamp 2-106-991-824 City Tax: \$2,257.50

(The Above Space for Recorder's Use Only)

THE GRANTOR James Michael Holmes, a Married person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Tom Miller, a ~~person~~ and Iciar Niharra, ~~person~~ HUSBAND + WIFE person of 2423 Cowper Avenue, Evanston, IL 60201, as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

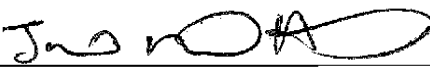
SEE ATTACHED LEGAL DESCRIPTION

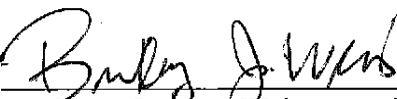
Permanent Index Number(s): 17-04-208-031-1102
Property Address: 70 West Burton Place Unit 2104, Chicago, IL 60610



SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).


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

Dated this 3 day of April, 2023.

 (Seal)
James Michael Holmes

 (Seal)
Bradley James Weiss, waiving
homestead rights only

REAL ESTATE TRANSFER TAX		11-Apr-2023
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50
17-04-208-031-1102 20230301683902 1-530-209-488		

REAL ESTATE TRANSFER TAX		11-Apr-2023
	CHICAGO:	1,612.50
	CTA:	645.00
	TOTAL:	2,257.50 *
17-04-208-031-1102 20230301683902 2-106-991-824		
* Total does not include any applicable penalty or interest due.		

BW 23065207 10E1

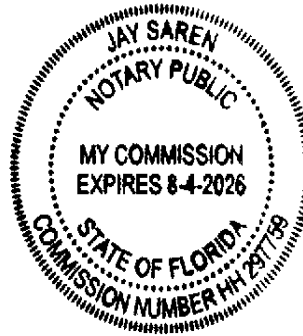
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STATE OF Florida)
) SS,
COUNTY OF Lee)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Michael Holmes and Bradley James Weiss, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 3 day of April, 2023.

J. Saren
Notary Public



THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:

Chitkowski Law Offices
901 Warrenville Road Suite 103
Lisle, IL 60532

SEND SUBSEQUENT TAX BILLS TO:

Tom Miller
70 West Burton Place Unit 2104
Chicago, IL 60610
2423 Cowper Ave
EVANSTON, IL 60201

Property of Cook County Clerk's Office

BW23065207

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Exhibit A

UNIT NUMBER 2104-F IN FAULKNER HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 4 (EXCEPT THE NORTH 53.70 FEET THEREOF) IN CHICAGO LAND COMMISSION NUMBER 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 QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PROVIDING FOR CERTAIN STREET AND ALLEY DEDICATIONS, IN COOK COUNTY, ILLINOIS; ALSO EXCEPTING THAT PORTION OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +20.10 FEET AND +32.00 FEET, CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 53.70 FEET OF SAID LOT, 24.15 FEET EAST OF THE WEST LINE THEREOF; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 19.80 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 7.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 5.90 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 37.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 0.70 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT, 12.70 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT, 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT, 13.70 FEET TO A POINT IN THE SAID SOUTH LINE OF THE NORTH 53.70 FEET; THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING THE SOUTH 6.0 FEET OF THE NORTH 19.70 FEET OF THE EAST 16.0 FEET OF THE WEST 24.15 FEET OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +7.60 FEET AND OF +17.20 FEET, CHICAGO DATUM, ALL IN THE NORTHEAST QUARTER 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 25280760 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 17-04-208-031-1102

For Informational Purposes only: 70 West Burton Place, Unit 2104, Chicago, IL 60610