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Doc# 2310249038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/12/2023 02:12 PM PG: 1 OF 4

THE GRANTOR(S), Hannah Cummings and Matthew A. Cummings, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

Anthony R. Justus

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


SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

Permanent Real Estate Index Number(s): 17-16-247-067-1010

Address(es) of Real Estate: 520 South State Street, Unit 510, Chicago, IL 60605

REAL ESTATE TRANSFER TAX	06-Apr-2023
 CHICAGO:	3,375.00
CTA:	1,350.00
TOTAL:	4,725.00 *

17-16-247-067-1010 | 20230401689945 | 0-100-137-168

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

Chicago Title

23625069328924

1 inc 2

SUS

Dated this 29 day of March, 2023

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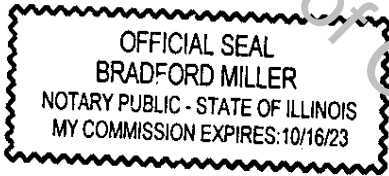
Hannah Cummings
Hannah Cummings

Matthew A. Cummings
Matthew A. Cummings

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hannah and Matthew A. Cummings, personally known to me to be the same person(s) whose name(s) 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 official seal, this 29 day of March, 2023



Bradford Miller (Notary Public)

Prepared By: Bradford Miller Law PC
10 S. LaSalle, Suite 2920
Chicago, IL 60603

After Recording Mail To:

ANTHONY R. JUSTUS
520 S. STATE ST. UNIT 510
CHICAGO, IL 60605

Name & Address of Taxpayer:

ANTHONY R. JUSTUS
520 S. STATE ST. UNIT 510
CHICAGO, IL 60605

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LEGAL DESCRIPTION

Order No.: 23GSC693289LP

For APN/Parcel ID(s): 17-16-247-067-1010

PARCEL 1: UNIT 510 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LIBRARY TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0812949046, AS AMENDED FROM TIME TO TIME, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR GARAGE PURPOSES IN AND TO GARAGE SPACE NO. 315, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO. IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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17-16-247-067-1010

20230401689945 | 1-273-362-640



COUNTY:	225.00
ILLINOIS:	450.00
TOTAL:	675.00

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

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Deputy Clerk of Cook County Clerk's Office