

# UNOFFICIAL COPY

Doc#: 2312113265 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/01/2023 04:02 PM Pg: 1 of 4

File FD23-0223 1/2  
WARRANTY DEED

Dec ID 20230401603554  
ST/CO Stamp 0-790-069-968 ST Tax \$495.00 CO Tax \$247.50  
City Stamp 1-821-737-680 City Tax: \$5,197.50


Mail To

Tom HAWBECKER  
26 BLAINE  
HOLVSDALE, IL 60521

MICHELLE DUGGUD & CHRISTOPHER M. GASKIN, wife and husband, of the State of New York and the State of Oregon respectively, as Grantors, on this 4<sup>th</sup> day of April 2023, in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to, ELISE ANDERSON & THOMAS G. SVOBODA, in tenancy by the entirety, with rights of survivorship, as Grantees, as to the following described real estate situated in the City of Chicago County of Cook, State of Illinois, to wit:


\* wife and husband

UNIT 18 AND PARKING SPACE 1-18, A LIMITED COMMON ELEMENT, IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 82.50 FEET OF THAT PART OF LOTS 12 TO 22 LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEES' SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS THE "PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM MADE BY GARAGE, LLC AND RECORDED FEBRUARY 22, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00128664 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		01-May-2023
	COUNTY:	247.50
	ILLINOIS:	495.00
	TOTAL:	742.50
17-09-308-004-1018   20230401603554   0-790-069-968		

PIN 17-09-308-004-1018

Address of the Property  
309 N. Union Ave Unit B  
Chicago, IL 60661

REAL ESTATE TRANSFER TAX		01-May-2023
	CHICAGO:	3,712.50
	CTA:	1,485.00
	TOTAL:	5,197.50
17-09-308-004-1018   20230401603554   1-821-737-680		

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

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The Grantor, for himself/herself, and him/her successors and assigns, does covenant, promise and agree, to and with the Grantee, his/her heirs and assigns, that he/she has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that he/she WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for the current year not then due and for subsequent years, easements, covenants, restrictions, agreements conditions and building lines of record; the Illinois Condominium Property Act; The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Contemporaine Condominiums, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Name and Address of Taxpayer  
ELISE ANDERSON  
309 N Union Ave Unit B  
Chicago, IL 60661

This instrument was prepared by:  
Gary M. Adelman  
615 Appletree Lane  
Deerfield, IL 60015

Signature page to follow



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IN WITNESS WHEREOF, Grantor(s), has/have caused his/her/their name(s) to be signed to these presents.

Michelle Duguid  
MICHELLE DUGUID

STATE OF NY )  
COUNTY OF NY )

I, Hong Li a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that MICHELLE DUGUID, are/is personally known to me, and whose name(s) are/is subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5th day of April, 2023 .

Hong Li  
Notary Public  
My commission expires

S  
E  
A  
L

HONG LI  
Notary Public - State of New York  
No. 01LI6219872  
Qualified in Queens County  
My Commission Expires April 05, 2026

Cook County Clerk's Office