

UNOFFICIAL COPY

Doc#: 2312240078 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2023 11:15 AM Pg: 1 of 4

WARRANTY DEED

THE GRANTORS, CHARLES SHERRELL and TRUTIE SHERRELL, husband and wife as tenants by the entirety of 901 S. Plymouth Court, Unit 106, Chicago, County of Cook, Illinois, for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANTS(S) to SKURKA PROPERTIES LLC of 17408 Maplewood Lane, County of Lake, of Indiana, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Dec ID 20230401609246
ST/CO Stamp 0-397-278-416 ST Tax \$335.00 CO Tax \$167.50
City Stamp 1-580-694-736 City Tax: \$3,517.50

UNIT NO. 106, IN THE 901 SOUTH PLYMOUTH COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1, IN BLOCK 6, IN DEARBORN PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS, IN AND ADJOINING BLOCKS 127 TO 134, BOTH INCLUSIVE, IN THE SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A-2' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25245458 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-16-424-004-1006

Address of Real Estate: 901 S. Plymouth Court, Unit 106, Chicago, IL 60605

SUBJECT TO: General real estate taxes for 2022 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Property as a residence and general real estate taxes not due and payable as of the date hereof; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of this Deed of general assessments established pursuant to the Declaration/CCRs; and acts of Grantee.

CH 23MAY83197345K (LW) LPS

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Dated: this 23 day of APRIL, 2023

Charles R. Sherrell
CHARLES SHERRELL

Trutie T. Sherrell
TRUTIE SHERRELL

STATE OF Florida
COUNTY OF Brevard SS.

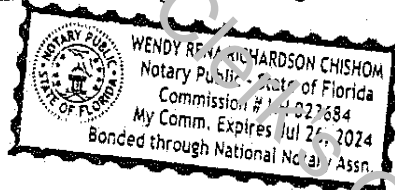
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHARLES SHERRELL and TRUTIE SHERRELL, personally known to me as the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of the GRANTORS, for the uses and purposes therein set forth.

Given under my hand and official seal this 23 day of APRIL, 2023

Wendy Rena Richardson Chishom
(Notary Public)

This instrument was prepared by:

Alan Morgan
Kanter & Morgan
200 S. Wacker Drive, Suite 3100
Chicago, IL 60606



MAIL RECORDED INSTRUMENT TO:

17408 Maplewood
Lowell, IN 46356

SEND SUBSEQUENT TAX BILLS TO:

17408 Maplewood
Lowell, IN 46356

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

28-Apr-2023



CHICAGO:	2,512.50
CTA:	1,005.00
TOTAL:	3,517.50 *

17-16-424-004-1006 | 20230401609246 | 1-580-694-736

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

28-Apr-2023



COUNTY:	167.50
ILLINOIS:	335.00
TOTAL:	502.50

17-16-424-004-1006

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