



Doc# 2312346130 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2023 03:09 PM PG: 1 OF 4

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, Kyle G. Richardson, a single man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Cody T. Selga and Alexandra T. Sanchez as joint tenants

the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* A single man * A single woman

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Numbers: 14-08-200-042-1005 & 14-08-200-042-1266

Address of Real Estate: 1122 W. Catalpa Avenue, Units 407 & P-221, Chicago, IL 60640

The date of this deed of conveyance is 18 day of April, 2023.

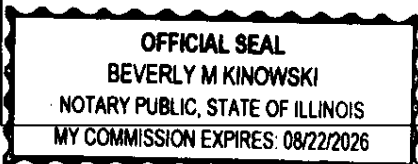
Kyle Richardson signature and name

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kyle G. Richardson, 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 he signed said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) (My Commission Expires 08/22/2026)

Given under my hand and official seal. Dated: 4/18/2023

Beverly M. Kinowski signature and Notary Public title



ct# 2365059645 CP 1/2

LEGAL DESCRIPTION UNOFFICIAL COPY

For the premises commonly known as 1122 W. Catalpa Avenue, Units 407 & P-221, Chicago, IL 60640.

See attached.

Property of Cook County Clerk's Office

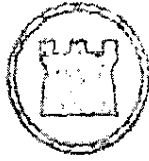
REAL ESTATE TRANSFER TAX	02-May-2023
 CHICAGO:	2,437.50
CTA:	975.00
TOTAL:	3,412.50 *

14-08-200-042-1005 | 20230401607250 | 0-062-964-432

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

<p>This instrument was prepared by: Ivan Puljic Law Offices of Ivan Puljic, Ltd. 10 S. LaSalle St. Suite 2920 Chicago, IL, 60603</p>	<p>Send subsequent tax bills to:</p> <p><i>Cody Selsa</i> <i>1122 W. Catalpa Ave</i> <i>#407</i> <i>Chicago, IL. 60640</i></p>	<p>Recorder-mail recorded document to:</p> <p><i>Same as</i> <i>Tax Bill</i></p>
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UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

EXHIBIT "A"

Order No.: 23GSC596465LP

For APN/Parcel ID(s): 14-08-200-042-1005 and 14-08-200-042-1266

UNIT 407 AND P-221, IN CATALPA GARDENS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

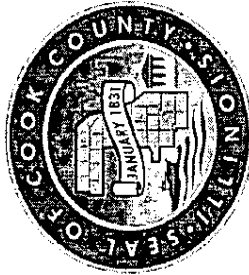
LOTS 13 AND 14 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION; THAT PART OF LOT 13 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 OF BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AFORESAID LYING SOUTH OF THE NORTH 46 FEET THEREOF; AND THE VACATED ALLEY LYING BETWEEN SAID LOTS 13 AND 14 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AND THAT PART OF LOT 13 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 OF BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AFORESAID LYING SOUTH OF THE NORTH 46 FEET THEREOF, IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 30, 2007, AS DOCUMENT 0721103098, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

27-Apr-2023



COUNTY:
ILLINOIS:
TOTAL:

162.50
325.00
487.50

14-08-200-042-1005

20230401607250

1-265-269-968

Property of Cook County Clerk's Office