

UNOFFICIAL COPY

Doc#: 2312945136 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/09/2023 12:08 PM Pg: 1 of 3

Dec ID 20230401603003
ST/CO Stamp 2-086-535-888 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-896-153-808 City Tax: \$4,200.00

WARRANTY DEED

File No: 23156682

THIS INDENTURE WITNESSETH, that the Grantor(s), **John J. Breclaw and Sarah C. Krause**, a married couple, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO **Lauren Abrams**, of Chicago, IL, the following described real estate, to-wit:

An unmarried woman

PARCEL 1:

UNIT 409 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0608331075, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. B-49 AND B-42, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-36-100-034-1048

Address of Real Estate: 3125 W Fullerton Ave Unit 409, Chicago, IL 60647

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 7 Day of April, 2023

Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

2315 6682 1/2

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[Signature]
John J. Breclaw

Sarah C. Krause

STATE OF IL)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, ~~John J. Breclaw and Sarah C. Krause~~, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 7 day of April, 2023.

[Signature]
Notary Public

This Instrument was prepared by:
Dadkhah Law Group, LLC
7126 N. Lincoln Ave.
Lincolnwood IL 60712



~~Future Tax Bills to:~~

~~After recording return document to:~~

REAL ESTATE TRANSFER TAX		U1-May-2023
CHICAGO:		3,000.00
CTA:		1,200.00
TOTAL:		4,200.00 *
13-36-100-034-1048 20230401603003 1-896-153-808		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		U1-May-2023
COUNTY:		200.00
ILLINOIS:		400.00
TOTAL:		600.00
13-36-100-034-1048 20230401603003 2-086-535-888		

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John J. Breclaw

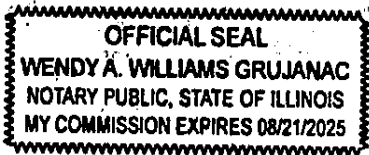
Sarah C. Krause
Sarah C. Krause

STATE OF Illinois)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, ~~John J. Breclaw~~ and Sarah C. Krause, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 13th day of April, 2023.



[Signature]
Notary Public

This Instrument was prepared by:
Dadkhah Law Group, LLC
7126 N. Lincoln Ave.
Lincolnwood IL 60712

Future Tax Bills to:
Lauren Abrams
3125 W Fullerton
Unit 409
Chicago IL 60647

After recording return document to:
Rosenthal Law
3700 W Devon Ave
Ste E
Lincolnwood, IL 60712