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Chicago T105

1/3 236ND 577010MP
WARRANTY DEED
MT

Doc# 2313045105 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/10/2023 11:40 AM PG: 1 OF 3

AFTER RECORDING MAIL TO:

ABBY BAKOS
1755 PARK ST #200-1090
NAPERVILLE IL 60563

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Eric Ferring and Jacob Miller
1126 W. Fullerton Ave., Unit 1
Chicago, IL 60614

THE GRANTORS: Patrick K. O'Brien and Katherine O'Brien, husband and wife, of 1126 W. Fullerton Ave., Unit 1, Chicago, IL 60614, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Eric Ferring, _____ and Jacob Miller,

_____, husband and wife, of FLORIDA, to have and to hold, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

AS HUSBAND & HUSBAND AS TENANTS BY THE ENTIRETY

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1126 W. Fullerton Ave., Unit 1, Chicago, IL 60614
PIN: 14-29-425-047-1001

Hereby releasing and waiving 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 real estate; and general real estate taxes not due and payable at the time of closing.

| REAL ESTATE TRANSFER TAX | | 09-May-2023 |
|--------------------------|--|-------------|
| CHICAGO: | | 5,400.00 |
| CTA: | | 2,160.00 |
| TOTAL: | | 7,560.00 * |

14-29-425-047-1001 | 20230501612823 | 0-195-420-880
Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 09-May-2023 |
|--------------------------|--|-------------|
| COUNTY: | | 360.00 |
| ILLINOIS: | | 720.00 |
| TOTAL: | | 1,080.00 |

14-29-425-047-1001 | 20230501612823 | 1-366-561-488

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DATED this 28th day of April, 2023.

Patrick K O'Brien

Patrick K. O'Brien

Katherine O'Brien

Katherine O'Brien

STATE OF ILLINOIS)
COUNTY OF COOK) SS

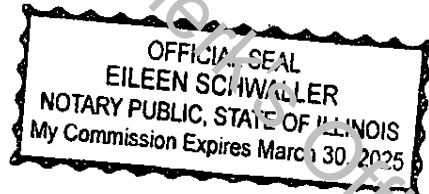
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Patrick K O'Brien and Katherine O'Brien**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 first refusal.

Given under my hand and official seal this 28th day of April, 2023.

Eileen Schwallier
Notary Public

NAME AND ADDRESS OF PREPARER:

Abby Bakos and/or Ronak Maisuria
Attorney at Law
1755 Park St., Suite 200-1070
Naperville, IL 60563



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GND577010NP

For APN/Parcel ID(s): 14-29-425-047-1001

PARCEL 1:

UNIT 1 IN THE 1125 WEST FULLERTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 1/2 OF LOT 11 IN BLOCK 2 IN LINN AND SWAN'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 18 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0716903002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND STORAGE S-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0716903002.

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