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WARRANTY DEED

Doc#: 2313140134 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2023 11:54 AM Pg: 1 of 2

Dec ID 20230501615849
ST/CO Stamp 0-351-474-384 ST Tax \$229.00 CO Tax \$114.50
City Stamp 1-644-597-968 City Tax: \$2,404.50

The Grantor, Matthew McCarthy, a single man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to Devin W. Bercaw of the City of Chicago, County of Cook, State of Illinois the following described real estate, situated in the County of Cook, State of Illinois, to wit:

See Legal Description attached hereto and incorporated herein as Exhibit A

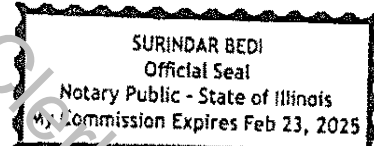
PROPERTY ADDRESS: 655 W. Irving Park Road, Unit 4304, Chicago, Illinois 60613

PERMANENT INDEX NUMBER: 14-21-101-054-2455

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and subject only to the following: (1) General taxes not yet due and payable;(2) public utility easements;(3) easements, covenants and restrictions and building lines of record, and (4) applicable zoning and building laws and ordinances.

Matthew McCarthy

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
 will



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Matthew McCarthy 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 they signed, sealed 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 homestead.

Given under my hand and official seal, this 3 day of MAY, 2023.

Surindar Bedi
Notary Public

This document was prepared by: Margaret M. Cahill, Cahill Law PC, 810 Arlington Avenue, La Grange, IL 60525

RECORDER MAIL TO:

Shane Mowrey
14310 S Jefferson
Orland Park, IL 60462

SEND SUBSEQUENT TAX BILL TO:

Devin W. Bercaw
655 W. Irving Park Road, Unit 4304
Chicago, IL 60613

Devin W. Bercaw
655 W. Irving Park Road, Unit 4304
Chicago, IL 60613


Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

23157676 1/2

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EXHIBIT "A"

UNIT 4304 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK PLACE TOWER I CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0011020878, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	10-May-2023
 CHICAGO:	1,717.50
CTA:	687.00
TOTAL:	2,404.50 *

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Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	10-May-2023
 COUNTY:	114.50
 ILLINOIS:	229.00
TOTAL:	343.50

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