

Chicago Title

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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

2365A 017138LP



Doc# 2313645041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/16/2023 02:55 PM PG: 1 OF 3

MARRIED TO EACH OTHER

THE GRANTOR(S), **Salvatore Petruso and Domenica Petruso** of the **City of Chicago, County of Cook, State of Illinois**, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to **Alexander Turner and Camilla Fraser**, husband and wife, as tenants by the entirety, of the County of COOK, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 24 IN THE COLUMBIA PLACE TOWNHOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 19 IN COLUMBIA PLACE SUBDIVISION RECORDED NOVEMBER 29, 2004 AS DOCUMENT 0433432082, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 25, 2004 AS DOCUMENT 0414632080 AND AMENDED BY FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED AUGUST 18, 2004 AS DOCUMENT 0423119099 AND FURTHER AMENDED BY SECOND AMENDMENT TO CONDOMINIUM DECLARATION RECORDED NOVEMBER 9, 2004 AS DOCUMENT 0431444116 AND FURTHER AMENDED BY THIRD AMENDMENT TO CONDOMINIUM DECLARATION RECORDED DECEMBER 13, 2004 AS DOCUMENT 0434819091, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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.

Permanent Real Estate Index Number(s): **14-30-223-276-1024**

Address of Real Estate: **2849 N Hermitage Ave, Unit 24, Chicago, IL, 60657-1282**

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Dated this 19th day of April, 2023

Salvatore Petruso
Salvatore Petruso

Domenica Petruso
Domenica Petruso

STATE OF ILLINOIS, COUNTY OF COOK ss.

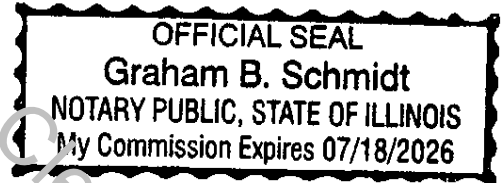
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Salvatore Petruso and Domenica Petruso** personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, 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 19th day of April, 2023.

Graham Schmidt
(Notary Public)

Prepared By:

Graham Schmidt
2663 Lincoln Avenue
Chicago, IL 60614



Mail To:

Alexander Turner
2849 N Hermitage Avenue, Chicago IL 60657

Name and Address of Taxpayer:

Alexander Turner and Camilla Fraser

2849 N Hermitage Avenue, Chicago IL 60657

REAL ESTATE TRANSFER TAX	15-May-2023
CHICAGO:	6,637.50
CTA:	2,655.00
TOTAL:	9,292.50 *



14-30-223-276-1024 | 20230501618255 | 0-962-114-256

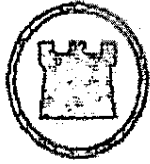
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	15-May-2023
COUNTY:	442.50
ILLINOIS:	885.00
TOTAL:	1,327.50



14-30-223-276-1024 | 20230501618255 | 1-247-228-624

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CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 23GSA017138LP

For APN/Parcel ID(s): 14-30-223-276-1024

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Cook County Clerk's Office