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2313845059D

THIS DOCUMENT WAS PREPARED
BY:

Forde & O'Meara LLP
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Chicago, Illinois 60606

Doc# 2313845059 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2023 03:41 PM PG: 1 OF 4

Property Of Cook County Clerk's Office
Chicago Title

2365c 254669c 1/2 WARRANTY DEED

THIS INDENTURE is made as of this 11th day of May, 2023 by and between **James B. Cherry and Katherine Cherry, husband and wife**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Chicago Title Land Trust Company as Trustee under Trust Agreement dated May 2, 2023 known as Trust Number 8002391648** of the City of Chicago, State of Illinois (collectively, the "Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of , in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

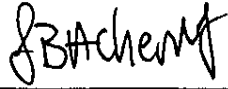
Permanent Real Estate Tax Number: 14-29-315-056-0000, 14-29-315-019-0000,
14-29-315-054-0000 and 14-29-315-055-0000

Address of Real Estate: 1255 West Draper Street, Chicago, IL 60614

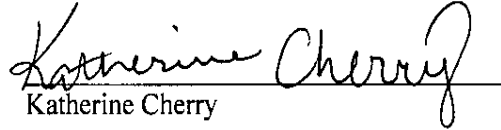
SIGNATURE PAGE FOLLOWS

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 11th day of May, 2023.



James B. Cherry



Katherine Cherry

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST ROOM 120
CHICAGO, IL 60602-1387

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State of ILLINOIS)

) ss

County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James B. Cherry and Katherine Cherry, 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 acknowledged that they signed, sealed and delivered this 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.

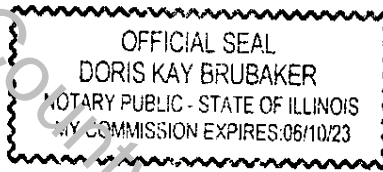
GIVEN under my hand and official seal, this 11th day of May, 2023.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

CTLT, AS TRUSTEE
1755 W. Draper Street
Chicago, IL 60614



After Recording Return To:

CTLT, AS TRUSTEE
1755 W. Draper Street
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		17-May-2023
COUNTY:		1,712.50
ILLINOIS:		4,425.00
TOTAL:		6,137.50

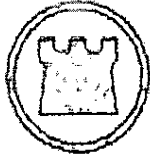
14-29-315-055-0000 | 20230501618485 | 0-098-104-016

REAL ESTATE TRANSFER TAX		17-May-2023
CHICAGO:		25,687.50
CTA:		10,275.00
TOTAL:		35,962.50 *

14-29-315-055-0000 | 20230501618485 | 1-623-388-880

Total does not include any applicable penalty or interest due.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC254669LP

For APN/Parcel ID(s): 14-29-315-019-0000, 14-29-315-056-0000, 14-29-315-054-0000 and
14-29-315-055-0000

PARCEL 1: THAT PART OF BLOCK 43 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF LEWIS' SUBDIVISION OF LOTS 3 AND 4 AND PART OF LOT 13 IN COUNTY CLERK'S DIVISION OF BLOCK 43, AFORESAID, 540 FEET WEST OF THE EAST LINE OF SAID BLOCK 43; THENCE EAST ON SAID NORTH LINE 50 FEET; THENCE NORTH 60.15 FEET, MORE OR LESS, TO THE SOUTH LINE OF DRAPER STREET; THENCE WEST ON SAID STREET LINE 50 FEET; THENCE SOUTH 60.15 FEET MORE OR LESS, TO THE PLACE OF BEGINNING; IN BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 30 FEET OF THE WEST 60 FEET OF THE EAST 600 FEET OF THE SOUTH 60.15 FEET OF LOT 2 IN COUNTY CLERK'S DIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE WEST 30 FEET OF THE EAST 600 FEET OF THE SOUTH 60.15 FEET OF LOT 2 IN COUNTY CLERK'S DIVISION OF BLOCK 43 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.