

UNOFFICIAL COPY

Doc#: 2313933394 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/19/2023 02:55 PM Pg: 1 of 2

Dec ID 20230501622072

ST/CO Stamp 0-762-972-880 ST Tax \$276.00 CO Tax \$138.00

City Stamp 0-130-419-408 City Tax: \$2,898.00

WARRANTY DEED

File No: 23157235

THIS INDENTURE WITNESSETH, that the Grantor(s), Scott Murray, married, of 4225 Georgetown Dr., Loveland, CO 80538 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 Shea A. Murray and Rachel Helen Murray, a married couple of 1400 N Lake Shore Dr., 21E, Chicago IL 60610 as tenants in the entirety, the following described real estate, to-wit:

UNIT NUMBER 1N IN THE NICHOLSON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 24 AND THE EAST 1/2 FOOT OF LOT 23 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 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 99879956; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-07-201-051-1004

Address of Real Estate: 1800 W Superior St Unit 1N, Chicago, IL 60622

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.

THIS IS NOT A HOMESTEAD PROPERTY

Dated this 13th Day of May, 2023

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

23157235 1/2



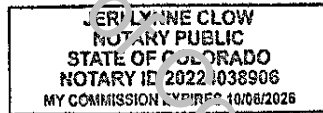
Scott Murray

UNOFFICIAL COPY

STATE OF Colorado
 COUNTY OF Larimer ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Scott Murray, 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 13 day of 05, 2023



J. Clow
 Notary Public

This Instrument was prepared by:

Das Law, Ltd
 1016 W. Jackson Blvd., #509
 Chicago IL 60607

Future Tax Bills to:

Shea Murray
1800 W Superior unit 1N
Chicago IL
60622

After recording return document to:

Same

REAL ESTATE TRANSFER TAX 18-May-2023



CHICAGO: 2,070.00
 CTA: 828.00
 TOTAL: 2,898.00 *

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Total does not include any applicable penalty or interest due.

AL ESTATE TRANSFER TAX

18-May-2023



COUNTY: 138.00
 ILLINOIS: 276.00
 TOTAL: 414.00

17-07-201-051-1004

| 20230501622072 | 0-762-972-880