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WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc#: 2314247045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/22/2023 11:23 AM Pg: 1 of 3

Dec ID 20230501620342
ST/CO Stamp 0-139-545-296 ST Tax \$212.50 CO Tax \$106.25
City Stamp 1-884-375-760 City Tax: \$2,231.25

MAIL TO:

ROSEMARIE FARAONE
1400 NORTH STATE PARKWAY, UNIT 2C
CHICAGO, IL 60610

Chicago Title

GRANTOR, Blythe Ann Newton, unmarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE, Rosemarie Faraone, unmarried, currently of 2115 N Cleveland Ave, Unit 3, Chicago, IL 60614, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR THE LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever

Permanent Index Numbers: 17-04-211-035-1033
Property Address: 1400 N. State Parkway, Unit 2C, Chicago, IL 60610

DATED this 25 day of April, 2023

Grantor:

Blythe Ann Newton
Blythe Ann Newton

| REAL ESTATE TRANSFER TAX | | 19-May-2023 |
|--------------------------|--|-------------|
| CHICAGO: | | 1,593.75 |
| CTA: | | 637.50 |
| TOTAL: | | 2,231.25 * |

17-04-211-035-1033 | 20230501620342 | 1-884-375-760
Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 19-May-2023 |
|--------------------------|--|-------------|
| COUNTY: | | 106.25 |
| ILLINOIS: | | 212.50 |
| TOTAL: | | 318.75 |

17-04-211-035-1033 | 20230501620342 | 0-139-545-296

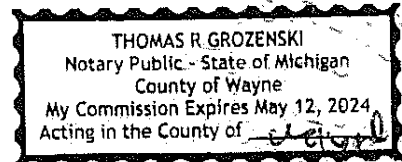
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State of Michigan)
 SS)
 County of Wayne)

I, the undersigned, a Notary Public in and for said City and County aforesaid DO HEREBY CERTIFY that Blythe Ann Newton identified to me to be the same persons whose names are subscribed to the foregoing Warranty Deed for 1400 N. State Parkway, Unit 2C, Chicago, IL 60610, appeared before me this day in person, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 25th day of April, 2025


 (SEAL)



This document prepared by:

CONNIE SPENCER
 SPENCER LAW
 1 MID AMERICA PLAZA, 3RD FLOOR
 OAKBROOK TERRACE, IL 60181

Send future tax bills to:

Rosemarie Farrone
1400 N. State Parkway Unit 2C
Chicago, IL 60610

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23CSA192136NA

For APN/Parcel ID(s): 17-04-211-035-1033

UNIT NO 2 'C' IN THE 1400 STATE PARKWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 4 IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, ALSO LOT 19 OF LOT 'A' OF BLOCK 2 IN THE SUBDIVISION OF LOT 'A' OF BLOCK 1 AND LOT 'A' OF BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN SAID BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, 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 25179002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.