

UNOFFICIAL COPY

Warranty Deed

Doc#: 2315649044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/05/2023 11:11 AM Pg: 1 of 3

ILLINOIS

Dec ID 20230501631471
ST/CO Stamp 1-457-167-056 ST Tax \$690.00 CO Tax \$345.00
City Stamp 1-725-602-512 City Tax: \$7,245.00

Stc 1941127
104
SMB



Above Space for Recorder's Use Only


THE GRANTOR(S) Eric Paul Etchart and Monique Etchart, husband and wife, of the City of Miami, County of Miami-Dade, State of Florida for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s), "CHICAGO TITLE LAND TRUST COMPANY, a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated May 19, 2023, and known as Trust Number 8002391789 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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): 17-04-211-037-1007

Address(es) of Real Estate: 1429 N Dearborn St., Apt 4N, Chicago IL 60610

REAL ESTATE TRANSFER TAX		01-Jun-2023	
		COUNTY:	345.00
		ILLINOIS:	690.00
		TOTAL:	1,035.00
17-04-211-037-1007		20230501631471 1-457-167-056	

REAL ESTATE TRANSFER TAX		01-Jun-2023	
		CHICAGO:	5,175.00
		CTA:	2,070.00
		TOTAL:	7,245.00 *
17-04-211-037-1007		20230501631471 1-725-602-512	

* Total does not include any applicable penalty or interest due.

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The date of this deed of conveyance is Dated this 24 day of March, 2023.



Eric Paul Etchart




Monique Etchart

State of Florida
County of Miami Dade

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Paul Etchart and Monique Etchart, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, 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 official seal Dated this 24 day of March, 2023.



Notary Public



ALAIN CUETO
Notary Public
State of Florida
Comm# HH217831
Expires 2/5/2026

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

For the premises commonly known as: 1429 N Dearborn St., Apt 4N, Chicago IL 60610

Legal Description:

Parcel 1:

Unit 4N in the 1427-1429 North Dearborn Parkway Condominium, as delineated on the Plat of survey of the following described Parcel of real estate:

Lot 4 in Greifenhagens Subdivision of the North 152 feet of the South 227 feet of Lot B in Block 2 in Catholic Bishop of Chicago Subdivision of Lot 13 in Bronson's Addition to Chicago, in the Northeast 1/4 of 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 in the Office of the Recorder of Deeds of Cook County, Illinois as Document 98765302, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space "P-1", a limited common element as delineated on the survey attached to the Declaration aforesaid.

Parcel 3:

The exclusive right to the use of Storage Space 4N, a limited common element as delineated on the survey attached to the Declaration aforesaid.

Parcel 4:

The exclusive right to the use of Roof Wood Deck Space assigned to Unit 4N, a limited common element as delineated on the survey attached to the Declaration aforesaid.

<p>This instrument was prepared by: Lynette McKenzie Lynette J. McKenzie, LTD 7219 W Laraway Rd Frankfort, IL 60423</p>	<p>Send subsequent tax bills to: ████████████████████ 1429 N Dearborn St., Apt 4N Chicago IL 60610 Chicago Title Land Trust TRUST # 8002391789 10 S. LASALLE ST. SUITE 2750 Chicago IL 60603</p>	<p>Recorder-mail recorded document to: ████████████████████ 1429 N Dearborn St., Apt 4N Chicago IL 60610 Chicago Title Land Trust TRUST # 8002391789 10 S. LASALLE ST SUITE 2750 Chicago IL 60603</p>
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