

UNOFFICIAL COPY

Doc#: 2315712167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2023 04:05 PM Pg: 1 of 3

Dec ID 20230501634657
ST/CO Stamp 1-803-107-024 ST Tax \$421.00 CO Tax \$210.50
City Stamp 1-266-236-112 City Tax: \$4,420.50

20/20
FD 23-0467

WARRANTY DEED

Matthew O'Brien, married to **Jamie Stone O'Brien*****, 331 S Peoria St, Unit 103, Chicago, IL 60607 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Arthur Swanberg and Elizabeth Youngling**, husband and wife, 331 S Peoria St, Unit 103, Chicago, IL 60607 (collectively, the "Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-17-227-015-1003

Address of Real Estate: 331 S Peoria St, Unit 103, Chicago, IL 60607

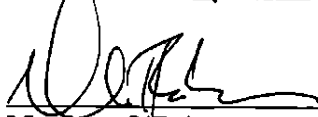
SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

***THIS IS NOT HOMESTEAD PROPERTY AS TO JAMIE STONE O'BRIEN

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Dated: May 26, 2023



Matthew O'Brien

STATE OF Illinois)
 SS)
COUNTY OF Cook)

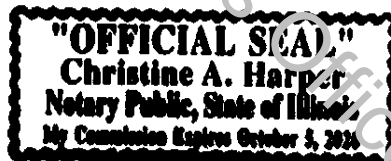
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Matthew O'Brien** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 26th day of May, 2023


Notary Public



Commission expires: 10-5-2024




Prepared By:

Matthew Rich, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Art Swanberg and Elizabeth Youngling
331 S Peoria St, Unit 103
Chicago, IL 60607

REAL ESTATE TRANSFER TAX		06-Jun-20
	COUNTY:	210.
	ILLINOIS:	421.
	TOTAL:	631.

17-17-227-015-1003 | 20230501634657 | 1-803-107-02

REAL ESTATE TRANSFER TAX		06-Jun-2023
	CHICAGO:	3,157.50
	CTA:	1,263.00
	TOTAL:	4,420.50 *

17-17-227-015-1003 | 20230501634657 | 1-266-236-112
* Total does not include any applicable penalty or interest due.

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Exhibit A	

EXHIBIT A

The Land is described as follows

UNIT 103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WESTGATE CENTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 87264014, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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