



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY

Doc# 2316341040 Fee: \$98.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 06/12/2023 09:48 AM Pg: 1 of 3

Dec ID 20230601642454
 ST/CO Stamp 1-395-260-112 ST Tax \$349.00 CO Tax \$174.50
 City Stamp 0-321-518-288 City Tax: \$3,664.50

THE GRANTOR(S), SPAVN DUNN, a single woman, of 1632 S. Indiana Ave., #609, Chicago, Cook County, Illinois 60616, for and in consideration of Ten and No/100th Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to SWANN PERARNAU, a unmarried man, with a current address of 345 E. Wacker Dr., #2907, Chicago, Cook County, Illinois 60601, all interest in the following described Real Estate situated in the County of McHenry in the State of Illinois, to wit:

See **Exhibit A** attached hereto

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do interfere with the current use and enjoyment of the Real Estate; general real estate taxes not yet due and payable; terms and provisions of the Declaration of Condominium / Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; party wall rights and agreements; 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 Illinois Condominium Property Act; and installments due after the date of Closing of general assessments established pursuant to the Declaration /CCRs.

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

Permanent Real Estate Index Number(s): 17-22-302-046-1044
 17-22-302-046-1074

Address(es) of Real Estate: 1632 S. Indiana Ave., #609, Chicago, Illinois 60616

{SIGNATURE PAGE FOLLOWS IMMEDIATELY}

2365057103@UP

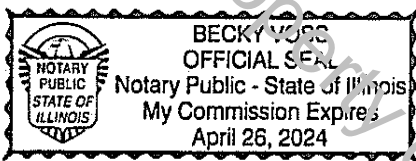
Dated this 9 day of June, 2013 **UNOFFICIAL COPY**

[Signature]
Shawn Dunn

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shawn Dunn, 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, this 9 day of June, 2023



[Signature] (Notary Public)

Prepared By: John J. Stocker, Esq.,
Stocker and O'Neil LLP
3501 N. Southport Ave., #490
Chicago, IL 60657

Mail Recorded Document To:

SWANN PERARNAU
1632 S INDIANA AVE #609
CHICAGO, ILLINOIS 60616

Name & Address of Taxpayer:

Swann Perarnau
1632 S. Indiana Ave., #609
Chicago, Illinois 60616

Property of Cook County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

UNITS 609 AND P-5 IN BICYCLE STATION LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF CROSBY'S SUBDIVISION OF THE NORTH 200 FEET OF THAT PART SOUTH OF 16TH STREET OF BLOCK 2 OF CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, PART OF CLARKE'S ADDITION TO CHICAGO SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97271853, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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