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WARRANTY DEED

2316545117D

Doc# 2316545117 Fee \$88.00

CHSP FEE:\$9.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2023 02:53 PM PG: 1 OF 3

Chicago Title

2365C32133908 #2

RETURN TO:

Michael H Wasserman R
105 W Madison St. #401
Chicago IL 60602

SEND TAX BILLS TO:

Olatomide K. Owolabi
300 W. Grand Avenue, Unit 210
Chicago, IL 60654

THE GRANTOR(S), **Matthew S. Walters**, married to Margaret Walters, of **Chicago**, County of **Cook**, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Olatomide K. Owolabi

an unmarried person

Strike Inapplicable:

- a) As Tenants in Common
- b) Not in Tenancy in Common, but in Joint Tenancy
- c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.
- d) As an Individual

The following described real estate situated in the County of **Cook** in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 17-09-236-019-1010, 17-09-236-026-1242

PROPERTY ADDRESS: 300 W. Grand Avenue, Unit 210, Chicago, Illinois 60654

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

REAL ESTATE TRANSFER TAX		02-May-2023
	CHICAGO:	2,868.75
	CTA:	1,147.50
	TOTAL:	4,016.25

17-09-236-019-1010 | 20230501609418 | 1-899-826-384

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

Signature and Notary Page Attached

REAL ESTATE TRANSFER TAX		13-Jun-2023
	COUNTY:	191.25
	ILLINOIS:	382.50
	TOTAL:	573.75

17-09-236-019-1010 | 20230501609418 | 1-927-300-816

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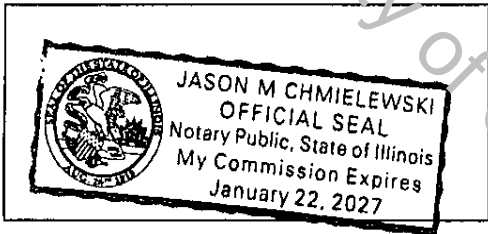
Dated this 1 day of May, 2023.

Matthew S. Walters (SEAL)
Matthew S. Walters

Margaret Walters (SEAL)
Margaret Walters, signing for the sole purpose of waiving
Homestead Rights

STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Matthew S. Walters and Margaret Walters**, personally known to me to be the same person(s) whose name 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 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.



NOTARY SEAL

Given under my hand and notarial seal, this 1 day of May, 2023.

[Signature]
NOTARY PUBLIC

My commission expires on 1/22/27

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 51-45,
PROPERTY TAX CODE _____
DATE: _____

Signature of Buyer, Seller or Representative

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LEGAL DESCRIPTION

Order No.: 23GSC321339OP

For APN/Parcel ID(s): 17-09-236-019-1010 and 17-09-236-026-1242

PARCEL 1:

UNIT NUMBER 210, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN 300 WEST GRAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98548808, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 96179357, AS AMENDED, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PARKING SPACE P144 IN THE GRAND ORLEANS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 14, 15, 16, 17 AND 18 IN BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED A DOCUMENT NUMBER 0529327126, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENTS APPURTENANT FOR THE BENEFIT OF PARCEL 3 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 20, 2005 AS DOCUMENT NUMBER 0529327125, FOR STRUCTURAL SUPPORT, FOR INGRESS AND EGRESS, FOR ACCESS TO AND MAINTENANCE OF FACILITIES, AND FOR ENCROACHMENTS, COMMON WALLS, FLOORS AND CEILINGS OVER THE LAND DESCRIBED THEREIN. (SAID LAND COMMONLY REFERRED TO AS THE COMMERCIAL PROPERTY).