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Doc# 2317341039 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2023 02:42 PM PG: 1 OF 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Kristen Duffy, Esq.
Attorney at Law
130 N. Garland Ct., #4702
Chicago, IL 60602

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

William Conlon and Mariya Trenkinshu Conlon
1812 S. Dearborn St., Unit 21
Chicago, IL 60616

THE GRANTORS: Stephen C. Powell and Katie A. Powell, husband and wife, of 6134 South Greenwood, Chicago, IL 60637, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to William Conlon and Mariya Trenkinshu Conlon, husband & wife, of 1812 S Clark #2511, Chicago, IL 60605, to have and to hold, as Tenants by the Entirety, following described Real Estate, situated in the County of **Cook, in the State of Illinois, to wit:**

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1812 S. Dearborn St., Unit 21, Chicago, IL 60616
PIN: 17-21-409-033-1021

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.

REAL ESTATE TRANSFER TAX		21-Jun-2023
COUNTY:		235.00
ILLINOIS:		470.00
TOTAL:		705.00
17-21-409-033-1021		20230501625760 0-692-401-872

REAL ESTATE TRANSFER TAX		21-Jun-2023
CHICAGO:		3,525.00
CTA:		1,410.00
TOTAL:		4,935.00 *
17-21-409-033-1021		20230501625760 2-142-795-472
Total does not include any applicable penalty or interest due.		

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DATED this 13th day of June, 2023.

[Signature]
Stephen C. Powell

[Signature]
Katie A. Powell

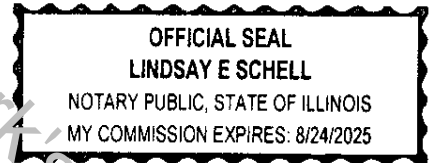
STATE OF Illinois)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Stephen C. Powell and Katie A. Powell**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as 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 12th day of June, 2023.

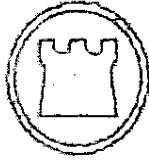
[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:
David Frank
Attorney at Law
3400 Dundee Rd., Suite 320
Northbrook, IL 60062



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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CHICAGO TITLE
COMPANY

EXHIBIT "A"

Order No.: 23CNW764928NB

For APN/Parcel ID(s): 17-21-409-033-1021

PARCEL 1: UNIT C 21 IN DEARBORN VILLAGE I CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 AND 4 (EXCEPT THE NORTH 64 FEET THEREOF) IN FRANZ'S SUBDIVISION OF THE WEST 101 FEET OF LOTS 2 AND 3 IN BLOCK 15 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST FRACTIONAL SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE EAST 50 FEET OF LOT 3 (EXCEPT THE NORTH 64 FEET) AND ALL OF LOTS 6, 7, 10, 11 AND 14 IN BLOCK 15 IN CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY EAST AND ADJOINING THE AFORESAID LAND AND THE EAST HALF OF VACATED DEARBORN STREET WEST OF AND ADJOINING THE AFORESAID LAND, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98677960, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF CP-21, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98677960.

Proprietor's County Clerk's Office