

UNOFFICIAL COPY



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



2318013014D

Doc# 2318013014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/29/2023 11:52 AM PG: 1 OF 3

Chicago Title

23 CSA 773 274 OP 1/1

THE GRANTOR, Triple M, LLC, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to James Farrell and Alicia Farrell, husband and wife, as tenants by the entirety, (**GRANTEE'S ADDRESS**) 501 N. Clinton St., Unit 1302, Chicago, IL 60654 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 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): 17-09-112-107-1060, 17-09-112-107-1258

Address(es) of Real Estate 501 N. Clinton Street, Unit 1302, Chicago, IL 60654

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its _____ this 26th day of June, 2023.

Triple M, LLC

By Mary Margaret Murray
Mary M. Murray
President

Attest _____

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Mary M. Murray, personally known to me to be the President of the Triple M, LLC, and she, personally known to me to be the President of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President and she they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of June 2023



Mary Reed (Notary Public)

Prepared By: Thomas S Leonard
 Leonard & Associates
 17103 Oak Park Avenue
 Tinley Park, IL 60477

Mail To:

Shameen Thakrar
 Thakrar & Associates, PC
 161 E. Chicago Ave, Suite 52B
 Chicago, IL

Name & Address of Taxpayer:

James Farrell and Alicia Farrell
 501 N. Clinton St., Unit 1302
 Chicago, IL 60654

REAL ESTATE TRANSFER TAX 28-Jun-2023

	COUNTY:	302.50
	ILLINOIS:	605.00
	TOTAL:	907.50

17-09-112-107-1060 | 20230501631512 | 0-547-273-392

REAL ESTATE TRANSFER TAX 28-Jun-2023

	CHICAGO:	4,537.50
	CTA:	1,815.00
	TOTAL:	6,352.50

17-09-112-107-1060 | 20230501631512 | 1-752-764-112

Total does not include any applicable penalty or interest due.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23CSA7732740P

For APN/Parcel ID(s): 17-09-112-107-1060 and 17-09-112-107-1258

PARCEL 1: UNIT 1302 AND PARKING SPACE P-101 IN THE KINZIE PARK TOWER CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 22 IN KINZIE PARK SUBDIVISION BEING A SUBDIVISION OF LOTS, BLOCKS AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1999 AS DOCUMENT NUMBER 99712460 IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00980340, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088.

Cook County Clerk's Office