

UNOFFICIAL COPY



Doc# 2318847159 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/07/2023 03:40 PM PG: 1 OF 3

Chicago Title

112 23 GSA 316009LT

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S) Jeremiah A. Klinger and Diana H. Psarras, a married couple, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S), to John McCullough and Jordyn ^{*single man} ~~Sindi, a single woman, in joint tenancy of 1530 N. Halsted~~ Apt 3D, Chicago, IL 60642 all interest in the following described Real Estate situated in the County of Cook, in the State of IL to wit:


See Exhibit "Legal Description" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record and in the Condominium Declaration, as described further in Legal Description attached hereto, private, public and utility easements and roads and highways, and general taxes for the year "2022" and subsequent 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): 14-32-127-033-1001
Address(es) of Real Estate 2107 N. Magnolia Ave, 1 A, Chicago, IL 60614

Dated this 28 day of June, 2023

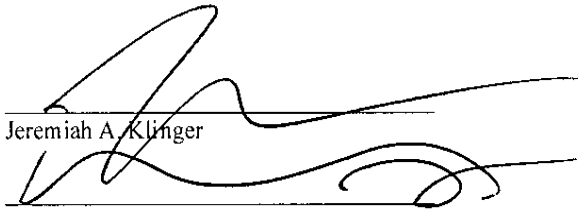
REAL ESTATE TRANSFER TAX		06-Jul-2023
	CHICAGO:	6,937.50
	CTA:	2,775.00
	TOTAL:	9,712.50 *

14-32-127-033-1001 | 20230601661882 | 0-558-898-896
Total does not include any applicable penalty or interest due.

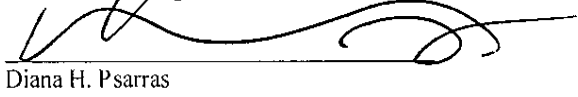
REAL ESTATE TRANSFER TAX		06-Jul-2023
	COUNTY:	462.50
	ILLINOIS:	925.00
	TOTAL:	1,387.50

14-32-127-033-1001 | 20230601661882 | 0-489-746-128

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 Jeremiah A. Klinger

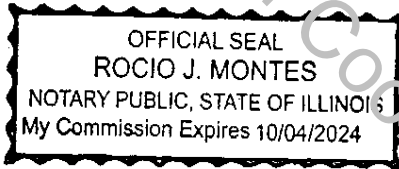


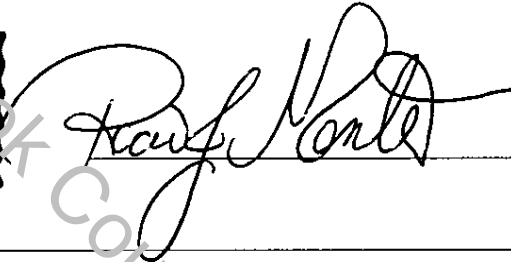
 Diana H. Psarras

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeremiah A. Klinger and Diana A. Psarras, a married couple, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 28 day of June, 2023.




 _____ (Notary Public)

Prepared by:

George C. Xamplas
 25 E. Washington, Suite 700
 Chicago, IL 60602

Mail to:

John McCullough
 Jordyn Sindt
 2107 N. Magnolia Ave unit 1A
 Chicago, IL 60614

Name and Address of Taxpayer:

John McCullough
 Jordyn Sindt
 2107 N. Magnolia Ave Unit 1A
 Chicago, IL 60614

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LEGAL DESCRIPTION

Order No.: 23GSA316009LT

For APN/Parcel ID(s): 14-32-127-033-1001

PARCEL 1: UNIT NO. 1"A" IN HEADLEY SCHOOL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 43 THROUGH 46 AND THE EAST 22.00 FEET OF THE NORTH 10.50 FEET OF LOT 47, AND THE EAST 50.10 FEET OF THE SOUTH 19.0 FEET OF LOT 41 AND THE EAST 50.10 FEET OF LOT 42 ALL IN A SUBDIVISION OF BLOCK 6 OF BLOCK 13 IN SHEFFIELD ADDITION TO CHICAGO OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE SOUTH EAST 1/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, ALL OF SECTION 32 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 86250996 AS AMENDED BY DOCUMENT 86613920 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; TOGETHER WITH EASEMENT FOR MAINTENANCE OF A GARAGE AS CREATED BY RESERVATION OF EASEMENT IN DEED FROM MIDTOWN BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 8, 1985 AND KNOWN AS TRUST NUMBER 1256 TO MID TOWN BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 18, 1985 AND KNOWN AS TRUST NUMBER 1351 DATED JUNE 2, 1986 AND RECORDED JUNE 3, 1986 AS DOCUMENT 86221625 OVER AND ACROSS THE EAST 25.00 FEET OF LOT 42 AND THE EAST 25.00 FEET OF THE SOUTH 9 FEET OF LOT 41, ALL IN SUBDIVISION OF BLOCK 6 AFORESAID, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON AFORESAID SURVEY, RECORDED AS DOCUMENT 86250996.