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2007473 1/2

**THIS DOCUMENT WAS
PREPARED BY:**

Law Office of Joan Maloney
1120 W. Belmont Ave.
Chicago, Illinois 60657

**AFTER RECORDING, MAIL
TO:**

Patrick Hamilton
1601 W. School St
Unit 210
Chicago, IL 60657

Doc#: 2319128033 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/10/2023 09:37 AM Pg: 1 of 3

Dec ID 20230601657249
ST/CO Stamp 0-770-645-712 ST Tax \$330.00 CO Tax \$165.00
City Stamp 0-422-309-584 City Tax: \$3,465.00

This space is for **RECORDER'S USE ONLY**

WARRANTY DEED

GEORGE B. WILSON AND JENNIFER WILSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY OF CHICAGO, IL (Grantor), and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to PATRICK HAMILTON, A SINGLE PERSON, OF THE CITY OF CHICAGO ILLINOIS, (Grantee) all interests, rights and title of the Grantor in the following described real property ("Property") situated in the County of COOK, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; and (d) easements for public utilities; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Property: 1601 W. SCHOOL ST. UNIT 210 AND P44, CHICAGO, IL 60657
Permanent Index No: 14-19-426-042-1006

grantee address



STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

[EXECUTION PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX	07-Jul-2023
 CHICAGO:	2,475.00
CTA:	990.00
TOTAL:	3,465.00 *

14-19-426-042-1006 | 20230601657249 | 0-422-309-584

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	07-Jul-2023
 COUNTY:	165.00
 ILLINOIS:	330.00
TOTAL:	495.00

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this 23 day of may, 2023.

George B Wilson
GEORGE B. WILSON

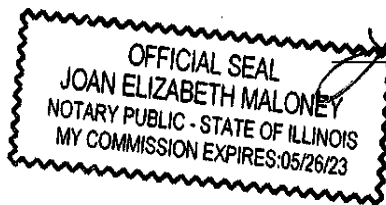
Jennifer Wilson
JENNIFER WILSON

	<p>Send Subsequent Tax Bills To:</p> <p>PATRICK HAMILTON</p> <p>1601 W. SCHOOL ST. UNIT 210</p> <p>CHICAGO, IL 60657</p>
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State of ILLINOIS SS.
County of COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE B. WILSON AND JENNIFER WILSON are 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 acknowledged that she signed, sealed and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of MAY 2023.



NOTARY PUBLIC

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2007473

Parcel 1: Unit 210 together with its undivided percentage interest in the common elements in the Tower Lofts Condominium, as delineated and defined in the Declaration recorded as Document Number 95658937, in the Southeast 1/4 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcels 1 and 3 for ingress, egress, use and enjoyment of the property as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document Number 95653936 and in the Easement and Maintenance Agreement recorded as Document Number 95658936.

Parcel 3: The exclusive right to the use of P-44, a limited common element, as delineated on the survey attached to the Declaration recorded as Document Number 95658937.

PIN 14-19-426-042-1006