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23195100000

Doc# 2319510000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2023 09:55 AM PG: 1 OF 3

C10F2)
CT 236 SCJ66165LP
WARRANTY DEED

Lauren M. Vaccaro n/k/a/ Lauren M. Smith and Brendan D. Smith, husband and wife, 2750 W. Fullerton Ave. Unit 2, Chicago, IL 60647 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Joshua L. Son, 2750 W. Fullerton Ave., Unit 2, Chicago, IL 60647 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

+ a single man

See attached legal description

Permanent Real Estate Index Number: 13-25-424-036-1002

Address of Real Estate: 2750 W. Fullerton Ave., Unit 2, Chicago, IL 60647

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		12-Jul-2023
CHICAGO:		2,362.50
CTA:		945.00
TOTAL:		3,307.50 *



13-25-424-036-1002 | 20230701666417 | 1-439-530-704

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		12-Jul-2023
COUNTY:		157.50
ILLINOIS:		315.00
TOTAL:		472.50



13-25-424-036-1002 | 20230701666417 | 0-329-809-616

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Legal Description of 2750 W. Fullerton, Unit 2, Chicago, IL

UNIT 2 IN THE 2750 WEST FULLERTON CONDOMINIUM TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE CONUNON ELEMENTS APPURTENANT TO SAID UNIT, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT " _ " TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 6, 2003 AS DOCUMENT 0315718012 AND ANY AMENDMENTS THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office