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Doc#: 2319812108 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/17/2023 11:41 AM Pg: 1 of 2

WARRANTY DEED

MAIL TO:
Joan Vasquez
Attorney at Law
20063 N. Rand Rd.
Palatine, IL 60074

Dec ID 20230701668465
ST/CO Stamp 2-082-521-552 ST Tax \$596.00 CO Tax \$298.00
City Stamp 1-015-464-400 City Tax: \$3,937.50

NAME AND ADDRESS OF TAXPAYER:

Joane Nahue
1444 N. BOSWORTH AVE
UNIT 3S
CHICAGO, IL 60642

THE GRANTORS, **JOSHUA B. SIMONS and EMILY R. SIMONS**, husband and wife, of Chicago, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to **JOANE NAHUE**, a single person, of 92 Hudson St. Hoboken, NJ. 07030, GRANTEE, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, individually, to wit hereby releasing and waiving homestead rights:

PARCEL 1: UNIT 3S IN THE 1444-46 NORTH BOSWORTH CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OF PARTS THEREOF IN H. P. BROWN AND OTHERS SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

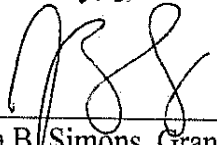
WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 26, 2000 AS DOCUMENT 00472562, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

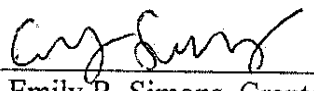
PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3S, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, AND RECORDED AS DOCUMENT NUMBER 00472562.

PIN: 17-05-107-047-1005 Commonly known as 1444 N. Bosworth Ave, Unit 3S, Chicago, IL 60642.

Subject to, if any: covenants, conditions and restrictions of record, 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.

DATED: July 10, 2023


Joshua B. Simons, Grantor


Emily R. Simons, Grantor

Chicago Title 2355010012R 10721 5105

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State of *Illinois*)

County of *Cook*)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT *Emily R. Simons* and *Joshua B. Simons*, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 seal, this *10th* day of *July*, 2023.

Taryn Reagan

Notary Public



Impress Seal Here

NAME AND ADDRESS OF PREPARER:

Law Offices of Laura Picchietti Cox
470 Michgamme Lane
Lake Forest, Illinois 60045
312-524-0058

REAL ESTATE TRANSFER TAX

17-Jul-2023



COUNTY: 202.00
ILLINOIS: 596.00
TOTAL: 894.00

17-05-107-047-1005

| 20230701668465 | 2-082-521-552

REAL ESTATE TRANSFER TAX

17-Jul-2023



CHICAGO: 4,470.00
CTA: 1,788.00
TOTAL: 6,258.00 *

17-05-107-047-1005 | 20230701668465 | 1-015-464-400

Total does not include any applicable penalty or interest due.