

UNOFFICIAL COPY

Doc#: 2320110043 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2023 10:11 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20230701672261
ST/CO Stamp 2-109-280-720 ST Tax \$405.00 CO Tax \$202.50
City Stamp 1-267-470-800 City Tax: \$4,252.50

AFTER RECORDING, MAIL TO:
Sean Guo
1033 West Taylor Street, Unit 2E
Chicago, IL 60607

GRANTORS, **Melanie Lamoureux**, a married person, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to the GRANTEES, **Sean Guo**, a single person, the following described real estate situated in the County of Cook, State of Illinois to-wit:

LEGAL DESCRIPTION: SEE "EXHIBIT A"
COMMONLY KNOWN AS: 1033 West Taylor Street, Unit 7, Chicago, IL 60607
PERMANENT INDEX NUMBERS: 17-17-429-045-1007

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

REAL ESTATE TRANSFER TAX



19-Jul-2023
COUNTY: 202.50
ILLINOIS: 405.00
TOTAL: 607.50

17-17-429-045-1007

20230701672261 | 2-109-280-720

REAL ESTATE TRANSFER TAX



19-Jul-2023
CHICAGO: 3,037.50
CTA: 1,215.00
TOTAL: 4,252.50 *

17-17-429-045-1007

20230701672261 | 1-267-470-800

Total does not include any applicable penalty or interest due.

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DATED 07/14/2023

Melanie Lamoureux

Melanie Lamoureux

State of Virginia)

) ss

County of Loudoun)

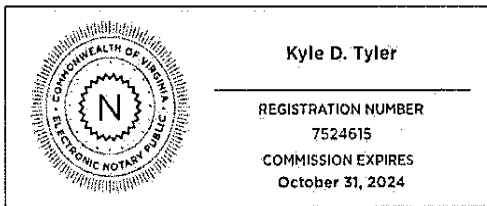
I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above-named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his, her /their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 07/14/2023

[Signature]

NOTARY PUBLIC

(SEAL)



Notarized online using audio-video communication

This document prepared by:
Antonio Musillami
Musillami & Connealy, LLC
220 N. Green St.
Chicago, IL 60607

Send future tax bills to:
Sean Guo
1033 West Taylor Street, Unit 2E
Chicago, IL 60607

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC664078LP

For APN/Parcel ID(s): 17-17-429-045-1007

PARCEL 1:

UNIT 7 IN 1033-37 W. TAYLOR STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 30, 31 AND 32 (EXCEPT THE EAST 2 FEET) OF SAID LT 32) IN H. D. GILPIN'S SUBDIVISION OF BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION RECORDED AS DOCUMENT 0011109169; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P7, S7 AND DU7 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0011109169.

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