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2321629002D

Doc# 2321629002 Fee \$88.00

CHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2023 09:20 AM PG: 1 OF 3

Warranty Deed

ILLINOIS

Chicago Title

2321629002
23350596592LP AN

Above Space for Recorder's Use Only

THE GRANTOR Tonia L. Slain, a single woman, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Gabrielle Ortiz, A Single Person, 653 N. Kingsbury, 1406, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 17-09-127-045-1047

Address of Real Estate: 653 N. Kingsbury Street, Unit 1406, Chicago, IL 60654

The date of this deed of conveyance is 20th day of July, 2023.

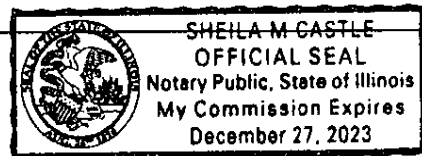
Tonia L. Slain
Tonia L. Slain

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tonia L. Slain, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires 12/27/23)

Given under my hand and official seal. Dated: 7/20/2023

[Signature]
Notary Public




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LEGAL DESCRIPTION

For the premises commonly known as 653 N. Kingsbury Street, Unit 1406, Chicago, IL 60654.

See attached.

| REAL ESTATE TRANSFER TAX | | 01-Aug-2023 |
|---|----------|-------------|
|  | CHICAGO: | 2,677.50 |
| | CTA: | 1,071.00 |
| | TOTAL: | 3,748.50 * |

17-09-127-045-1047 | 20230701685152 | 0-276-474-320
 * Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 02-Aug-2023 |
|---|-----------|-------------|
|  | COUNTY: | 178.50 |
|  | ILLINOIS: | 357.00 |
| | TOTAL: | 535.50 |

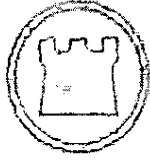
17-09-127-045-1047 | 20230701685152 | 0-200-190-416

This instrument was prepared by:
 Ivan Puljic
 Law Offices of Ivan Puljic, Ltd.
 10 S. LaSalle St. Suite 2920
 Chicago, IL, 60603

Send subsequent tax bills to:
 x Gabrielle Ortiz
 653 N. Kingsbury #1406
 Chicago, IL 60654

Recorder-mail recorded document to:
 x Gabrielle Ortiz
 653 N. Kingsbury #1406
 Chicago, IL 60654

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC596592LP

For APN/Parcel ID(s): 17-09-127-045-1047

PARCEL 1: UNIT 406 IN KINGSBURY ON THE PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY PART OF LOTS 4 AND 5 IN THE NORTH 1/2 OF BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0318227049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE 82, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0318227049.

Public Access
Cook County Clerk's Office