

# UNOFFICIAL COPY

1/2

Doc#: 2322255011 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/10/2023 08:17 AM Pg: 1 of 2

Dec ID 20230701681256  
ST/CO Stamp 2-130-192-848 ST Tax \$1,150.00 CO Tax \$575.00  
City Stamp 1-056-451-024 City Tax: \$12,075.00

## WARRANTY DEED Individual to LLC Statutory (Illinois)

THE GRANTOR(S): DOUGLAS

WYNNE, an unmarried man, of the

City of Chicago County of Cook

Above Space for Recorder's Use Only

State of Illinois for the consideration of Ten and no/100 DOLLARS, and the other

good and valuable consideration in hand paid, CONVEYS and WARRANTS to: (Name and Address of

Grantee)

STEPHEN L. PHILLIPS  
1904 N. Sedgwick  
Chicago, Illinois 60614

all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 1904 N. Sedgwick., Chicago, Illinois 60614 and legally described as:

UNIT 1904 IN BELGRAVIA TERRACE, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 873362341 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and

subject to general real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of record, public and utility easements.

Permanent Real Estate Index Number(s): 14-33-307-071-1027

Address(es) of Real Estate: 1904 N. Sedgwick, Chicago, Illinois 60614

DATED this 25<sup>th</sup> day of July, 2023.

 (SEAL)

DOUGLAS WYNNE

(SEAL)

(SEAL)

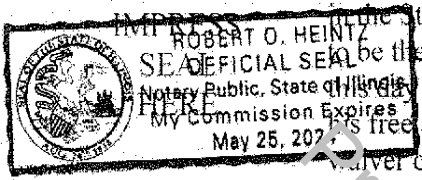
(SEAL)

**Chicago Title**  
**23LS04076LP**  
**1/2**

# UNOFFICIAL COPY

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County,



state aforesaid, DO HEREBY CERTIFY DOUGLAS WYNNE personally known to me  
be the same person whose name is subscribed to the foregoing instrument, appeared before me  
in person, and acknowledged that he signed, sealed and delivered the said instrument as  
his 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 official seal, this 25 day of JULY, 2023.

Commission expires MAY 25, 2024

Robert O. Heintz  
NOTARY PUBLIC

This instrument was prepared by Michael C. Roberts 4042 N. Elston, Chicago, Illinois 60618  
(Name and address)

**MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

MICHAEL T. O'CONNOR  
(Name)

STEPHEN PHILLIPS  
(Name)

200 S. WACKER DR., #600  
(Address)

1904 N. SEDGWICK  
(Address)

CHICAGO, IL 60606  
(City, State and Zip)

CHICAGO, ILLINOIS 60618  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_