

# UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY



Doc# 2322649049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/14/2023 11:27 AM PG: 1 OF 2

THE GRANTOR, MICHELLE NARDUCY, <sup>an unmarried woman</sup> of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to Alan J. Kavalauskas, a widower not since remarried, and Alexandra M. Kavalauskas, an unmarried woman (Grantee's Address) 2322 S Canal St, #02, Chicago, IL, Cook, 60616 of the County of Cook, as joint tenants with right of survivorship and not as tenants in common, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 510 AND PARKING SPACE 35 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORGAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0701015044, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRO PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

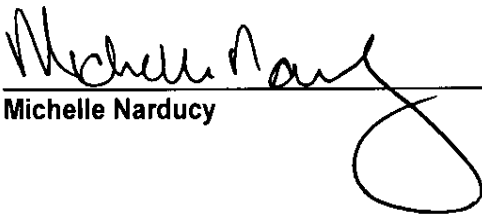
THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 510, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements, General taxes for the year 2022 and subsequent years.

Permanent Real Estate Index Number(s): 17-32-402-026-1043 17-32-402-026-1095

Address of Real Estate: <sup>974 W. 35th PL UNIT 510 + P35</sup> CHICAGO IL, Chicago, IL, 60609-1772

Dated this 4th day of August 2023.

  
Michelle Narducy

Chicago Title

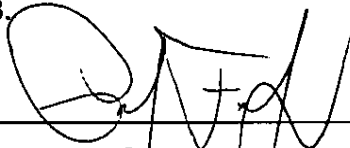
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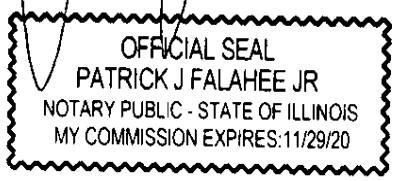
STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Michelle Narducy** personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the 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.

Given under my hand and official seal, this 4<sup>th</sup> day of **August 2023**.



  
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(Notary Public)


Prepared By:  
Patrick, Falahee, 53 West Jackson Boulevard, Suite 842, Chicago, 60604



Mail To:  
  
Alexandra M. Kavalauskas  
974 W 35<sup>th</sup> Place Unit 510  
Chicago, IL 60609-1772

Name and Address of Taxpayer:  
Alan J Kavalauskas and Alexandra Kavalauskas  
974 W 35th Place Unit 510  
CHICAGO IL, Chicago, IL, 60609-1772

REAL ESTATE TRANSFER TAX		09-Aug-2023
	COUNTY:	120.00
	ILLINOIS:	240.00
	<b>TOTAL</b>	<b>360.00</b>
17-32-402-026-1043	20230701686316	2-121-587-152

REAL ESTATE TRANSFER TAX		09-Aug-2023
	CHICAGO:	1,800.00
	CTA:	720.00
	<b>TOTAL:</b>	<b>2,520.00 *</b>
17-32-402-026-1043	20230701686316	1-138-350-544

Total does not include any applicable penalty or interest due.