

UNOFFICIAL COPY

GIT

41076426G 1/2

THIS DEED WAS PREPARED BY:

Sean McQuillan
Brotschul Potts LLC
1 Tower Lane, Suite 2060
Oakbrook Terrace, Illinois 60181

Doc#: 2322808065 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/16/2023 10:23 AM Pg: 1 of 4

Dec ID 20230801697457
ST/CO Stamp 0-738-215-376 ST Tax \$465.00 CO Tax \$232.50
City Stamp 1-653-343-696 City Tax: \$4,882.50

AFTER RECORDING MAIL TO:

Hanh Tran
1610 S Halsted St., #501
Chicago, IL 60608

WARRANTY DEED

THIS INDENTURE, made as of August 11, 2023, from **Mitchell Malone and Katherine Marie Malone** husband and wife having a current address of Chicago, Illinois ("Grantor"), in favor of **Hanh Tran**, an unmarried woman having current address of 455 E Waterside Dr #814, Chicago, IL 60601 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2022 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

[SIGNATURES ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTOR:



MITCHELL MALONE



KATHERINE MARIE MALONE

A. KNOWLEDGEMENT

STATE OF IL)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Mitchell Malone**, appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 31 day of July, 2023.



Notary Public

My commission expires on 8/19, 2024

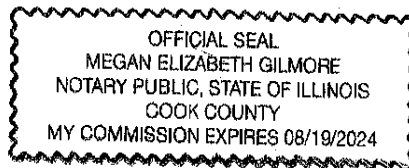
REAL ESTATE TRANSFER TAX 15-Aug-2023



CHICAGO: 3,487.50
CTA: 1,395.00
TOTAL: 4,882.50 *

17-20-406-046-1025 | 20230801697457 | 1-653-343-696

* Total does not include any applicable penalty or interest due.



REAL ESTATE TRANSFER TAX 15-Aug-2023



COUNTY: 232.50
ILLINOIS: 465.00
TOTAL: 697.50

17-20-406-046-1025 | 20230801697457 | 0-738-215-376

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ACKNOWLEDGEMENT

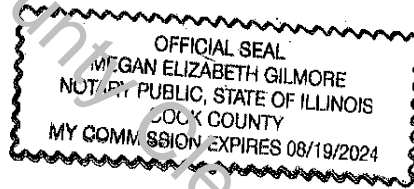
STATE OF IL)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Katherine Marie Malone**, appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 31 day of July, 2023.

Megan Gilmore
 Notary Public

My commission expires on 8/19, 2024



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 501 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNIVERSITY CROSSING LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0625517077, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-13, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN(s): 17-20-406-046-1025

CKA: 1610 South Halsted Street, Unit 501, Chicago, IL 60608

SEND PROPERTY TAX BILLS TO:

Hanh Tran
1610 South Halsted Street, Unit 501
Chicago, IL 60608

Office of Cook County Clerk's Office