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2322928136D

Doc# 2322928136 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/17/2023 03:51 PM PG: 1 OF 4

Chicago Title

112236ND553693PK

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTORS, KRISTEN WITTE and SARA WITTE, a married couple, owners in FEE SIMPLE of 4345 N. Kenmore Ave., Unit 3, Chicago, IL 60613, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, RYAN DOOLEY a single person, to hold all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL ONE: UNIT NO. 4345-3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BENTLEY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92784442, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92784442.

SUBJECT TO: terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; covenants, conditions and restrictions of record and general and real estate taxes not due and payable at the time of closing.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 14-17-403-045-1014

Address(es) of Real Estate: 4345 N. Kenmore Ave., Unit 3, Chicago, IL 60613

Dated this August day of 5th, 20 23

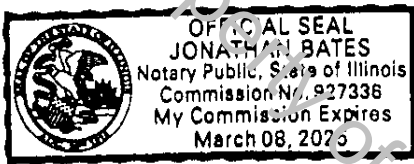
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KRISTEN WITTE

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that KRISTEN WITTE, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of any right of homestead.

Given under my hand and official seal, this 5th day of August, 2023



Jonathan Bates (Notary Public)

REAL ESTATE TRANSFER TAX		16-Aug-2023
CHICAGO:		2,962.50
CTA:		1,185.00
TOTAL:		4,147.50 *
14-17-403-045-1014 20230801696806 0-786-449-872		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Aug-2023
COUNTY:		197.50
ILLINOIS:		395.00
TOTAL:		592.50
14-17-403-045-1014 20230801696806 0-431-118-544		

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Sara Witte
SARA WITTE

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that SARA WITTE, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of any right of homestead.

Given under my hand and official seal, this 5th day of August, 2023



Jonathan Bates (Notary Public)

Prepared by:
Bernard Speiser, Esq.
3724 N. Cicero Ave.
Chicago, IL 60641

Mail to:



Name and Address of Taxpayer:

Ryan Dooley
4345 N. Kenmore Ave.
Unit 3
Chicago, IL 60613

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GND553093PK

For APN/Parcel ID(s): 14-17-403-045-1014

PARCEL ONE:

UNIT NO. 4345-3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BENTLEY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92784442, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92784442.

Property of Cook County Clerk's Office