

UNOFFICIAL COPY

Doc# 2323529126 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2023 03:29 PM Pg: 1 of 3

Dec ID 20230801601953
ST/CO Stamp 0-478-275-024 ST Tax \$153.00 CO Tax \$76.50
City Stamp 0-782-624-208 City Tax: \$1,606.50

WARRANTY DEED

* MAIL TAX BILL TO:

5135 N Mulligan Ave.
Chicago, IL 60630

* MAIL RECORDED DEED TO:

5135 N Mulligan Ave.
Chicago, IL 60630

* Dumitru Oros

RECORDER'S STAMP

THE GRANTOR, Christopher Bowers, an unmarried person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 0/100 dollars (\$10.00), and other good and valuable consideration, in hand paid:

CONVEYS AND WARRANTS to Dumitru Oros, _____, of the County of Cook, State of Illinois, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT 101 IN THE VENETIAN CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 IN BLOCK 15 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY THE VENETIAN CONDOMINIUMS, RECORDED JANUARY 25, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 050253084, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-3, A LIMITED COMMON ELEMENT ("LCE") AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-3, ALSO A LIMITED COMMON ELEMENT ("LCE") BOTH AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 101 AS SET FORTH IN THE DECLARATION.

Permanent Index Number: 14-05-214-037-1001

Property Address: 5953 N Kenmore Avenue, Unit 101, Chicago, IL 60660

SUBJECT TO covenants, restrictions, and conditions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate, and; general real estate taxes not yet due and payable at the time of closing.

This is not a homestead property.

[Signature page to follow.]

Saturn title 2334058 2022

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Christopher Bowers
Christopher Bowers

8/16/23
Date

STATE OF Illinois }

County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Christopher Bowers**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16th day of August, 2023.
(month)

Lisa M Sutton
SEAL)

Notary Public

My commission expires on 5-9-2027



Name and Address of Preparer:

Mariana Karamelas, Esq.
MK Law, LLC
2020 Janice Avenue
Melrose Park, IL 60160

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

Legal:

PARCEL 1:

UNIT 101 IN THE VENETIAN CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 IN BLOCK 15 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY THE VENETIAN CONDOMINIUMS, RECORDED JANUARY 25, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0502503084, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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Commonly known address: 5953 N. Kenmore Ave., Unit 101, Chicago, IL 60660

PIN #: 14-05-214-037-1001

Office of Cook County Clerk's Office