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2323708014D

Warranty DEED
ILLINOIS STATUTORY

Doc# 2323708014 Fee \$88.00

PHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 09:50 AM PG: 1 OF 3

THE GRANTOR(S), Joyce M. O'Sullivan, a Single Person, of Ocala, Florida, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to

Kaleb Spreitzer, *a single man*

(GRANTEE'S ADDRESS) 145 Highpoint Dr., Essex, IL 60935, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

UNIT NUMBER 1806 IN THE STATE PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 5 FEET OF LOT 39 AND ALL OF LOTS 40 TO 44 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92824241, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

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

Permanent Real Estate Index Number(s): 17-03-102-042-1112

Address of Real Estate: 1445 N. State Pkwy., Unit 1806, Chicago, IL. 60610

Dated this 16 day of August, 2023.

Joyce M. O'Sullivan
Joyce M. O'Sullivan

Chicago Title 23GSA 803143LP 283 ST


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STATE OF FLORIDA, COUNTY OF MARION ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joyce M. O'Sullivan, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, 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 the right of homestead.

Given under my hand and official seal, this 16 day of August, 2023.





(Notary Public)


Prepared By: Joseph Frank Milito, Esq.
732 W. Fullerton Ave., Suite 2F
Chicago, IL 60614

Mail To:

~~Ivan Puljic, Esq.
10 S. LaSalle St., Suite 2920
Chicago, IL. 60603-1024~~



Name & Address of Taxpayer:

Kaleb Spreitzer
1445 N. State Pkwy., Unit 1806
Chicago, IL. 60610

REAL ESTATE TRANSFER TAX		21-Aug-2023
	CHICAGO:	1,537.50
	CTA:	615.00
	TOTAL:	2,152.50 *

17-03-102-042-1112 | 20230801603062 | 1-121-166-800

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

REAL ESTATE TRANSFER TAX		21-Aug-2023
	COUNTY:	102.50
	ILLINOIS:	205.00
	TOTAL:	307.50

17-03-102-042-1112 | 20230801603062 | 1-211-016-656

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CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No. 23GSA803163LP

For APN/Parcel ID(s): 17-03-102-042-1112

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Property of Cook County Clerk's Office