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STC 2065250 1 of 3
WARRANTY DEED

Doc#: 2324013229 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/28/2023 10:56 AM Pg: 1 of 5

Prepared By:
Constance R. Sherrod
The Sherrod Law Firm, Ltd.
205 N. Michigan Ave., Suite 810
Chicago, IL 60601

Dec ID 20230801607098
ST/CO Stamp 1-776-752-080 ST Tax \$246.00 CO Tax \$123.00

Return to:
Brennan T. Nichols
1403 Water Street Unit B1
Blue Island, IL 60406

Send Tax Bill To:
Brennan T. Nichols
1403 Water Street Unit B1
Blue Island, IL 60406

The Grantor, SHANNON C. BANKS, a single woman, of the City of Blue Island, County of Cook, in the State of Illinois, and for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the Grantee, BRENNAN T. NICHOLS, a Married man, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois:

SEE EXHIBIT "A" ATTACHED

Permanent Tax No.: 25-32-309-017-1013

Known As: 1403 Water St., Unit B-1, Blue Island, IL 60406 ^{Grantee} _{address}



SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing; (2) Covenants, conditions, restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

To Have and to Hold, the above granted premises unto the said Grantee forever.

DATED this 21 day of August, 2023

Shannon C. Banks (SEAL)
SHANNON C. BANKS

Oliver Banks, Jr. (SEAL)
OLIVER BANKS, JR.

REAL ESTATE TRANSFER TAX		24-Aug-2023
	COUNTY:	123.00
	ILLINOIS:	246.00
	TOTAL:	369.00
25-32-309-017-1013 20230801607098 1-776-752-080		

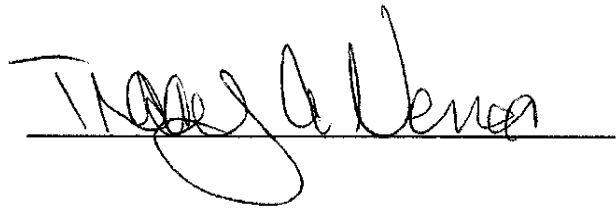
STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

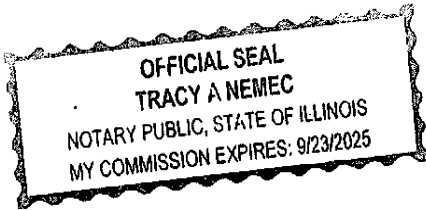
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that OLIVER BANKS, JR., personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that they signed, sealed and delivered the said instrument as their own 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 23rd day of August, 2023.



Commission expires: 9-23-25

IMPRESS SEAL HERE:



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STATE OF Alabama)
) SS.
COUNTY OF Madison)

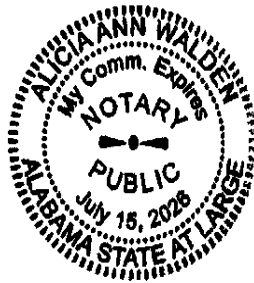
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that SHANNON C. BANKS, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that they signed, sealed and delivered the said instrument as their own 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 21st day of August, 2023.

Alicia Ann Walden

Commission expires: 7/15/26

IMPRESS SEAL HERE:



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT B-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FAY'S POINT TOWN HOME CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0714215052 AS AMENDED, IN THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0714215051 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 1403 Water St., Unit B-1, Blue Island, IL 60406

PIN: 25-32-309-017-1013

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City of Blue Island
 Building & Zoning Department
 13051 Greenwood Avenue
 Blue Island, IL 60406
 P (708) 597-8606
 F (708) 396-2686
building@cityofblueisland.org
www.blueisland.org/forms

8-18-23

To Whom It May Concern:

Compliance Letter for Sale of Property

Re: 1403 Water ST.
 Blue Island, IL 60406
 Zone: R1 Single Family

CERTIFICATE FOR CLOSING PURPOSE ONLY! NOT AN OCCUPANCY PERMIT.

Please be advised that the above building is not in compliance with the City of Blue Island Building and Zoning Codes for sale of property. All items on the violation report must be corrected, inspected, and approved by the Blue Island Building Department before Occupancy will be granted.

PERMITS AND REGISTERED CONTRACTORS REQUIRED!

Jim O'Boyle

Building Inspector 2241

Building Inspector, James O'Boyle 2241

This certificate is based on a visual inspection of the property. The City of Blue Island assumes no responsibility for violations that are revealed by other parties.

Information, falsely given, to obtain this certificate, becomes the responsibility of the new buyer or buyers.