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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2324149136 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2023 02:02 PM Pg: 1 of 4

Dec ID 20230801691864
ST/CO Stamp 1-983-960-528 ST Tax \$470.00 CO Tax \$235.00
City Stamp 0-840-226-256 City Tax: \$4,935.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Shannon H. Sutton, a Married person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jane M. Castro, a unmarried person and Kiran S. Panesar, a unmarried person of 1611 West Division Street Unit 302, Chicago, IL 60622, as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-31-324-055-1159 and 14-31-324-055-1238
Property Address: 2012 West Saint Paul Avenue Unit 414, Chicago, IL 60647

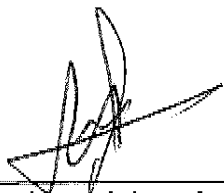
SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 16 day of August, 2023.



Shannon H. Sutton (Seal)



Amer Syed, waiving homestead rights only (Seal)

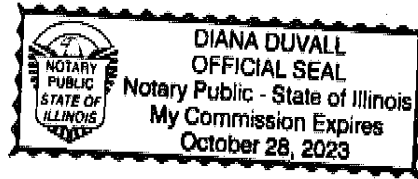
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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shannon H. Sutton and Amer Syed, 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 in the 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 notarial seal, this 16 day of August, 2023.

Diana Duvall
Notary Public



THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:

~~Law Offices of Ivan Puljic
10 South LaSalle Street Suite 2920
Chicago, IL 60603~~

SEND SUBSEQUENT TAX BILLS TO:

Jane M. Castro
2012 West Saint Paul Avenue Unit 414
Chicago, IL 60647

REAL ESTATE TRANSFER TAX		28-Aug-2023
	CHICAGO:	3,525.00
	CTA:	1,410.00
	TOTAL:	4,935.00 *
14-31-324-055-1159 20230801691864 0-840-226-256		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		28-Aug-2023
	COUNTY:	235.00
	ILLINOIS:	470.00
	TOTAL:	705.00
14-31-324-055-1159 20230801691864 1-983-960-528		

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Exhibit A

PARCEL 1:

UNIT 4-414 IN WILLOW SQUARE CONDOMINIUM FORMERLY KNOWN AS BUILDING NUMBER 1
CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 160.29 FEET OF THE EAST 260.56 FEET OF THE SOUTH 100.35 FEET OF THE FOLLOWING
DESCRIBED PROPERTY: LOTS 10 TO 48, BOTH INCLUSIVE AND ALL OF VACATED PUBLIC ALLEYS, ALL
TAKEN AS A TRACT, ALL IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE
SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT
04022444 AND AS AMENDED, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS.

PARCEL 2:

UNIT PU-117 IN WILLOW SQUARE CONDOMINIUM FORMERLY KNOWN AS BUILDING NUMBER 1
CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 190.0 FEET OF THE WEST 212.31 FEET OF THE SOUTH 19.0 FEET OF THE NORTH 206.82 FEET
AND THE WEST 22.31 FEET OF THE SOUTH 203.0 FEET OF THE NORTH 207.82 FEET AND THE EAST 80.0
FEET OF THE WEST 212.31 FEET OF THE SOUTH 19.0 FEET OF THE NORTH 168.82 FEET OF LOTS 10 TO 48
BOTH INCLUSIVE, AND ALL OF VACATED PUBLIC ALLEYS, ALL TAKEN AS A TRACT, ALL IN BLOCK 2 IN
BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF
SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT
04022444 AND AS AMENDED BY THE FIRST AMENDMENT TO AMENDED DECLARATION OF
CONDOMINIUM OWNERSHIP FOR WILLOW SQUARE CONDOMINIUM RECORDED AS DOCUMENT
NUMBER 95275103, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

BW23066383

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PIN: 14-31-324-055-1159, 14-31-324-055-1238

For Informational Purposes only: 2012 West Saint Paul Avenue, Unit 414, Chicago, IL 60647

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