

# UNOFFICIAL COPY

Doc#: 2324108102 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/29/2023 03:30 PM Pg: 1 of 2

Dec ID 20230801603707  
ST/CO Stamp 1-402-529-232 ST Tax \$150.00 CO Tax \$75.00  
City Stamp 1-192-322-512 City Tax: \$1,575.00

## WARRANTY DEED

Old Republic Title  
9601 Southwest Highway  
Chicago, IL 60643

File No: 23159124

THIS INDENTURE WITNESSETH, that the Grantor(s), Orsogna Group, LLC, a Illinois Limited Liability Company of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Jean-Bernard Abraham, (Grantee's Address) 8236 Brookhaven Dr Frankfort IL 60423, the following described real estate, to-wit:

PARCEL 1: UNIT 75330-QG, AND THE RIGHTS TO USE LIMITED COMMON ELEMENTS P--36, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EAST MANOR CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0400710140, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 30 TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND SUPPORT AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NO. 0400710140, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: 11-30-400-028-1046

Address of Real Estate: 7533 N Damen Ave Unit QG, Chicago, IL 60645



Subject to the following restrictions: a) all taxes and special assessments for the year 2022-2nd and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


# UNOFFICIAL COPY

Dated this 18th Day of August, 2023

Orsogna Group, LLC

Anthony Mirro  
By Anthony Mirro  
Its Manager

REAL ESTATE TRANSFER TAX		22-AUG-2023	
		COUNTY:	75.00
		ILLINOIS:	150.00
		TOTAL:	225.00
11-30-400-028-1046		20230801603707   1-402-529-232	

REAL ESTATE TRANSFER TAX		22-AUG-2023	
		CHICAGO:	1,125.00
		CTA:	450.00
		TOTAL:	1,575.00 *
11-30-400-028-1046		20230801603707   1-192-322-512	
* Total does not include any applicable penalty or interest due.			

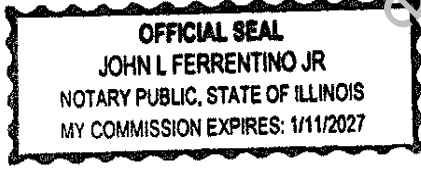
STATE OF IL )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Orsogna Group, LLC, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 18th day of August, 2023

John L Ferrentino Jr  
Notary Public

This Instrument was prepared by:  
Ferrentino & Associates, LLC  
8409 West Cermak Road  
North Riverside IL 60546



MAIL TO:  $\frac{2}{3}$   
Future Tax Bills to:  
Jean-Bernard A braham  
8236 Brookhaven DR  
FRANKFORT, IL 60423

After recording return document to:-  
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