

UNOFFICIAL COPY

STC 2078351
WARRANTY DEED 10/2

Doc#: 2324113044 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2023 09:28 AM Pg: 1 of 2

Dec ID 20230801605171
ST/CO Stamp 1-602-328-016 ST Tax \$305.00 CO Tax \$152.50
City Stamp 0-528-586-192 City Tax: \$3,364.73

Mail to: Charles M. Zarzecki, Esq.
~~7480 W. College Drive, Ste 101~~
~~Palos Heights, IL 60463~~

13500 CIRCLE DR. Suite 203
ORLAND PARK, IL 60462

THE GRANTOR(S), **Brendan G. O'Malley**, a single man, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Hannah N. Zarzecki, as Trustee of the Hannah N. Zarzecki Trust, dated August 8, 2023**, the following described Real Estate situated in Chicago, Cook County, Illinois, to wit:

Parcel 1: Units 306 and PU-29 together with their undivided percentage interest in the common elements in East Side Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 96155191, as amended, in the Southwest 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Exclusive use of Storage Locker S-35, a limited common element, as set forth and defined in said Declaration of Condominium and survey attached thereto, in Cook County, Illinois.

Property Address: 1601 S. Indiana Avenue, #306 and PUJ-29, Chicago IL 60616

P.I.N.: 17-22-303-031-1035 (unit), and 17-22-303-031-1216 (parking space)

SUBJECT TO: A) covenants, conditions, and restrictions of record; B) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; C) General Taxes for the year 2022 (second installment) and subsequent years, 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 said premises forever.

DATED this 29th day of August 2023.

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


Brendan G. O'Malley

Mail tax bill to: Hannah N. Zarzecki
grantee address 1601 S. Indiana Ave, #306
Chicago, IL 60616

Prepared by: Joseph R. Ziccardi, Esq.
77 W. Washington St, Suite 705
Chicago, Illinois 60602-3641

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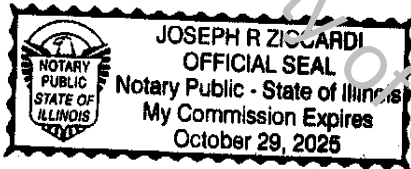
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ,
Brendan G. O'Malley, 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 he signed, sealed,
and delivered the said instrument as his 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 22nd day of August 2023.





Notary Public



Commission Expires: October 29, 2025

REAL ESTATE TRANSFER TAX	25-Aug-2023
 CHICAGO:	2,287.50
CTA:	915.00
TOTAL:	3,202.50 *

17-22-303-031-1035 | 20230801605171 | 0-525-506-192
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	25-Aug-2023
  COUNTY:	152.50
ILLINOIS:	305.00
TOTAL:	457.50

17-22-303-031-1035 | 20230801605171 | 1-602-328-016