

# UNOFFICIAL COPY

Doc#: 2324113020 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/29/2023 09:13 AM Pg: 1 of 3

Dec ID 20230801606514  
ST/CO Stamp 1-498-977-744 ST Tax \$829.00 CO Tax \$414.50  
City Stamp 0-392-467-920 City Tax: \$8,704.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS

Nicholas Rushek and Michael Giles  
2705 N Janssen Ave,  
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTORS ~~Nicholas Rushek and Michael Giles~~, a married couple, of 2705 N Janssen Ave, Chicago, IL 60614, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to ~~Katherine Sullivan and Joshua Yliner~~, <sup>WIFE AND HUSBAND</sup> of 811 West Agatite Avenue, Apt 2511, Chicago, IL 60640, not as tenants in common, nor as joint tenants but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

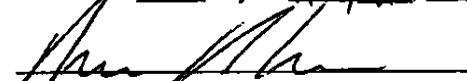
Permanent Index Number(s): 14-29-302-159-1019

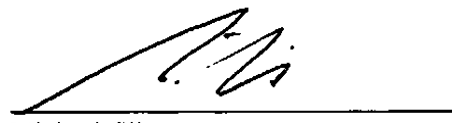
Property Address: 2705 N Janssen Ave, Chicago, IL 60614  
*Unit 2710C*

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

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 10 day of AUGUST, 2023.

  
Nicholas Rushek

  
Michael Giles

70-23-0590 1062

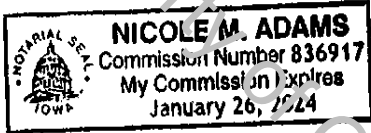
# UNOFFICIAL COPY

IOWA  
 STATE OF ILLINOIS <sup>NA</sup> )  
 ) SS,  
 COUNTY OF Scott )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Nicholas Rushek and Michael Giles**, personally known to me to be the same persons whose names are 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 10<sup>th</sup> day of August, 2023.

Nicole M Adams  
 Notary Public




THIS INSTRUMENT PREPARED BY  
 Laura Di Andrea-Iversen  
 Iversen Law  
 119 S. Emerson Street, #262  
 Mt. Prospect, IL 60056

MAIL TO:

<sup>LINN</sup>  
 Katherine Sullivan and Joshua Ylinen  
 2705 N Janssen Ave  
 Chicago, IL 60614 <sup>Matthew</sup>



SEND SUBSEQUENT TAX BILLS TO:

<sup>LINN</sup>  
 Katherine Sullivan and Joshua Ylinen  
 2705 N Janssen Ave  
 Chicago, IL 60614 <sup>Matthew</sup>

REAL ESTATE TRANSFER TAX		25-Aug-2023
	CHICAGO:	6,217.50
	CTA:	2,487.00
	TOTAL:	8,704.50 *

14-29-302-159-1019 | 20230801606514 | 0-392-467-920

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

REAL ESTATE TRANSFER TAX		25-Aug-2023
	COUNTY:	414.5
	ILLINOIS:	829.0
	TOTAL:	1,243.5

14-29-302-159-1019 | 20230801606514 | 1-498-977-744

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## EXHIBIT A LEGAL DESCRIPTION

Unit 2710 C in Park Lane Townhome Condominium, as delineated on a survey of the following described real estate:

That part of the following described land:

Lots 1, 2 and 3 in Superior Court Partition of the East 1/2 of Lots 2 and 3 (except the West 33 feet thereof dedicated for public street) in Joseph E. Sheffield's Subdivision of Block 45 in Sheffield's Addition to Chicago in the Southwest 1/4 of Section 29, Township 40 North, Range 14, also Lot 4 in Joseph E. Sheffield's Subdivision of Block 45 aforesaid, also Lots 16 through 19 in Lembecke's Subdivision of Lot 5 in Block 45 in Sheffield's Addition to Chicago aforesaid, also Lots 14 through 18 and the North/South vacated alley lying between said Lots 14 and 15 in Subdivision of Lot 1 in Lembecke's Subdivision of Lot 5 in Block 45 in Sheffield's Addition to Chicago aforesaid, East of the Third Principal Meridian; Which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 88248725, together with its undivided percentage interest in the common elements, in Cook County, Illinois.