

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
Michael Anselmo, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 2325508019 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 08:20 AM Pg: 1 of 2

MAIL TAX BILL TO:

William Whelehan

5415 N Sheridan Rd #607
Chicago, IL 60640

Dec ID 20230801614831
ST/CO Stamp 0-193-564-112 ST Tax \$135.00 CO Tax \$67.50
City Stamp 0-989-433-296 City Tax: \$1,417.50

MAIL RECORDED DEED TO:

William Whelehan

Tsaw

WARRANTY DEED

THE GRANTOR, Harry Xenias, a single man of, 5415 N Sheridan Rd Unit 607, Chicago, IL 60640, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND WARRANT(S) to THE GRANTEE(S) William Whelehan, an unmarried man of, _____, all right, title and interest in the following described real estate, situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 607 IN PARK TOWER CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908 IN CASE 285574 CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908 AS DOCUMENT NUMBER 4229498 AND SOUTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1,090 FEET SOUTH OF THE NORTH LINE OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 AND NORTH OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT IN SAID EAST LINE OF SHERIDAN ROAD, THAT IS 1,406.50 FEET SOUTH OF THE SAID NORTH LINE OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4; THENCE EAST AT RIGHT ANGLES TO THE SAID EAST LINE 208.08 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST COURSE, 60 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST COURSE, 88.01 FEET TO THE SAID WEST BOUNDARY OF LINCOLN PARK (EXCEPT THE WEST 47 FEET OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 CONDEMNED AS PART OF SHERIDAN ROAD) ALL OF THE ABOVE SITUATED IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 17, 1971 AND KNOWN AS TRUST NUMBER 27802, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24874698 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 14-08-203-017-1049

PROPERTY ADDRESS: 5415 N Sheridan Rd Unit 607, Chicago, IL 60640

Subject, however, to the general taxes for the year 2022 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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Warranty Deed - Continued

Dated this 9/6/2023

By: Harry Xenias
Harry Xenias

STATE OF IL SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Harry Xenias, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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.

Given under my hand and notarial seal, this Sept. 6, 2023
Joni E Kaminski
Notary Public
My commission expires: 5/19/24

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

