

UNOFFICIAL COPY

Doc#: 2325740024 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2023 09:26 AM Pg: 1 of 2

LN23027948 1
WARRANTY DEED #1
Illinois Statutory

Dec ID 20230901618081
ST/CO Stamp 0-204-910-032 ST Tax \$140.00 CO Tax \$70.00
City Stamp 0-514-665-936 City Tax: \$1,470.00

Property of
THE GRANTOR(S) Catherine M. Costello and Maurice J. Costello, husband and wife, of 5757 North Sheridan Road, Unit 10C Chicago, IL 60660, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to Harry Xenias, Single of 5757 N. Sheridan Rd, Unit 10C, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

UNIT NO. 10C IN THE 5757 SHERIDAN ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SHERIDAN ROAD AS WIDENED AND THE NORTH LINE OF LOT 13 IN BLOCK 21 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 230 FEET ALONG SAID NORTH LINE AND THE SAID NORTH LINE EXTENDED EAST; THENCE SOUTHEASTERLY 99.26 FEET MORE OR LESS TO A POINT IN THE SOUTH LINE EXTENDED EAST OF LOT 14 IN BLOCK 21 AFORESAID, WHICH POINT IS 236.41 FEET EAST OF THE EAST LINE OF SHERIDAN ROAD AS WIDENED; THENCE WEST ON SAID SOUTH LINE EXTENDED AND ON THE SOUTH LINE OF SAID LOT 14 AFORESAID A DISTANCE OF 236.41 FEET TO THE EAST LINE OF SHERIDAN ROAD AS WIDENED THENCE NORTHERLY IN A STRAIGHT LINE ALONG SAID EAST LINE OF SHERIDAN ROAD AS WIDENED 99.03 FEET MORE OR LESS TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 24364882 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2023 and subsequent years.

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

Permanent Real Estate Index Number(s): 14-05-407-016-1142
Address(es) of Real Estate: 5757 North Sheridan Road, Unit 10C, Chicago, IL 60660

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Dated this 6th day of September, 2023.

B Catherine M. Costello
y Catherine M. Costello

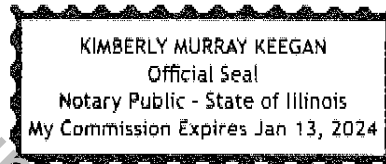
Maurice J. Costello
Maurice J. Costello

STATE of Illinois, COUNTY of County ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Catherine M. Costello and Maurice J. Costello 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 they signed, sealed and delivered the said 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 official seal this 6th Day of September 2023.

[Signature]
Notary Public



Prepared by:

Vincent Auricchio, Esq.
Auricchio Law Offices, LLC
307 N. Michigan Avenue, Suite 820
Chicago, IL 60601

Mail to:

Harry Xenias
5757 North Sheridan Road
Unit 10C
Chicago, IL 60660

Name and Address of Taxpayer:

Harry Xenias
5757 North Sheridan Road
Unit 10C
Chicago, IL 60660

REAL ESTATE TRANSFER TAX	12-Sep-2023
CHICAGO:	1,050.00
CTA:	420.00
TOTAL:	1,470.00 *

14-05-407-016-1142 | 20230901618081 | 0-514-665-936
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	12-Sep-2023
COUNTY:	70.00
ILLINOIS:	140.00
TOTAL:	210.00

14-05-407-016-1142 | 20230901618081 | 0-204-910-032