

# UNOFFICIAL COPY



Doc# 2326241025 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/19/2023 12:37 PM PG: 1 OF 3

1/3 Chicago Title

236ST057452SK

WARRANTY DEED

AFTER RECORDING MAIL TO:

MAIL REAL ESTATE TAX BILL TO:

Danika Kull  
1201 W. Wrightwood Avenue, Unit 12  
Chicago, IL 60614

THE GRANTOR: Judith Ellen Miller, as surviving Trustee of the Leland Ray Miller and Judith Ellen Miller Family Trust, dated December 17, 2007, of 1201 W. Wrightwood Avenue, Unit 12, Chicago, IL 60614, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Danika K. Kull, a married woman, of 2633 N. Magnolia Avenue, Unit 2, Chicago, IL 60614, and Kent H. Killian, a married man, of

3900 Caribou Rd, Verona, Wisconsin 53593 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

*as joint tenants*

UNIT NUMBER 12 IN THE CAERTNER RESIDENCES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 TO 5 INCLUSIVE IN JAMES QUIRK AND OTHERS SUBDIVISION OF LOT 1 (EXCEPT THE WEST 33 FEET THEREOF) IN BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO (EXCEPT THE WEST 16 FEET OF LOT 1 AFORESAID HEREINAFTER DEDICATED FOR AN ALLEY) TOGETHER WITH ALL OF THE NORTH AND SOUTH 16 FOOT VACATED ALLEY WEST OF AND ADJOINING THE WEST LINE OF LOTS 1 TO 5 INCLUSIVE AFORESAID AND EAST OF AND ADJOINING THE EAST LINE OF AND SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF LOT 6; ALSO ALL OF THAT PART OF THE EAST AND WEST 8 FOOT VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 6, EXCEPT THEREFROM THE WEST 16 FEET OF SAID LOT 6 IN JAMES QUIRK'S AND OTHERS SUBDIVISION AFORESAID EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010726175, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NOS. P-8 AND P-11, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010726175.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NO. SL2, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010726175.

Commonly known as: 1201 W. Wrightwood Avenue, Unit 12, Chicago, IL 60614

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**PIN:** 14-29-315-102-1012


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 property, and general real estate taxes not due and payable at the time of closing.

**DATED** this 5 day of September, 2023.

*Judith Ellen Miller*  
 Judith Ellen Miller, as surviving Trustee of  
 the Leland Ray Miller and Judith Ellen  
 Miller Family Trust, dated December 17,  
 2007

AL ESTATE TRANSFER TAX		13-Sep-2023	
		<b>COUNTY:</b>	272.50
		<b>ILLINOIS:</b>	545.00
		<b>TOTAL:</b>	817.50
14-29-315-102-1012		20230901618760   0-113-667-536	

REAL ESTATE TRANSFER TAX		13-Sep-2023	
		<b>CHICAGO:</b>	4,087.50
		<b>CTA:</b>	1,635.00
		<b>TOTAL:</b>	5,722.50 *
14-29-315-102-1012		20230901618760   0-408-579-536	
Total does not include any applicable penalty or interest due.			

STATE OF OHIO )  
 )  
 COUNTY OF WOOD )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Judith Ellen Miller, as surviving Trustee of the Leland Ray Miller and Judith Ellen Miller Family Trust, dated December 17, 2007**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 5 day of September, 2023.

*Norman J. Geer*  
 \_\_\_\_\_  
 Notary Public

**NAME AND ADDRESS OF PREPARER:**  
 Robin S. King  
 Attorney at Law  
 265 Eaton St.  
 Northfield, IL 60093



Norman J. Geer  
 Attorney At Law  
 Notary Public, State of Ohio  
 My Commission Has No Expiration Date  
 Section 147.03 R.C.

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## LEGAL DESCRIPTION

Order No.: 23GST057452SK

For APN/Parcel ID(s): 14-29-315-102-1012

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