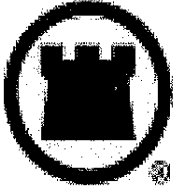


UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

CT

23GSA654134LP

10/1

Doc#: 2326440349 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2023 03:55 PM Pg: 1 of 2

Dec ID 20230901627297
ST/CO Stamp 0-954-826-192 ST Tax \$320.00 CO Tax \$160.00
City Stamp 0-993-885-648 City Tax: \$3,360.00

THE GRANTOR(S), **Myha M. Riley and Nina M. Castillo**, both divorced and not since remarried, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to **James R. Hannon as trustee of the James R. Hannon 2007 Living Trust**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 304 AND GU-8 IN THE LELAND CROSSING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 13 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT OF WAY); WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1015344023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL(S) FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.

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 C

Permanent Real Estate Index Number(s): **13-14-207-040-1016, 13-14-207-040-1053**

Address of Real Estate: **3201 W Leland Ave., #304, Chicago, IL, 60625-8359**

(Signature Page to Follow)

UNOFFICIAL COPY

Dated this 15 day of September 2023.

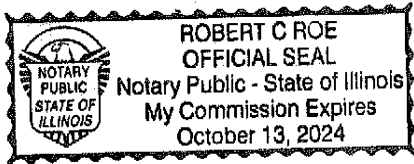
[Signature]
Myha M. Riley

[Signature]
Nina M. Castillo

STATE OF ILLINOIS, COUNTY OF DePue ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Myha M. Riley and Nina M. Castillo** personally known to me to be the 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 _____ day of September 2023.



[Signature]
(Notary Public)

Prepared By:

Rob, Roe, 900 Ogden Avenue, Suite 308, Downers Grove, 60515

Mail To:

James Hannon Trust
15 Tanton Lakes Ct.
Westmont, Ill. 60559

Name and Address of Taxpayer:

James Hannon and Gail Hannon
15 Tanton Lakes Ct.
Westmont, Ill. 60559