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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



2326515002D

Doc# 2326515002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2023 09:35 AM PG: 1 OF 2

Chicago Title

136NW469714 Rm & e

THE GRANTOR, E. Christopher Masterson, a married person, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to JonMarco ~~Wynn~~ Cloutier and Catherine Aviles, **a single man and a single woman of 2645 N. Southport Ave. Unit 3 Chicago, IL 60614* not as tenants in common or tenants in the entirety, but as joint tenants, all interest in the following described Real Estate situated in the City of Chicago, in the State of Illinois, to wit:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1711 NORTH SHEFFIELD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96885055, AS AMENDED FROM TIME TO TIME, OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois
THIS IS NOT HOMESTEAD PROPERTY AS RELATED TO KATHLEEN MASTERSON.

SUBJECT TO:

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2022, second installment, and subsequent years.

Permanent Real Estate Index Number(s): 14-32-423-055-1003
Address of Real Estate: 1711 N. Sheffield Ave, #3, Chicago, IL 60614

Dated this 12th of September, 2023.

E. Christopher Masterson
E. Christopher Masterson

REAL ESTATE TRANSFER TAX		20-Sep-2023
CHICAGO:		5,325.00
CTA:		2,130.00
TOTAL:		7,455.00 *

14-32-423-055-1003 | 20230901625844 | 0-484-277-712
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		20-Sep-2023
COUNTY:		355.00
ILLINOIS:		710.00
TOTAL:		1,065.00

14-32-423-055-1003 | 20230901625844 | 0-469-597-648

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT E. Christopher Masterson, personally known to me to be the same person whose name E. Christopher Masterson, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 dated this 12th of September, 2023.



Brian J. Tharp (Notary Public)

Prepared By: Tharp & Associates, Ltd.
 102 North Evergreen
 Arlington Heights, Illinois 60004

Mail To:
JonMarco Finn Cloutier
Catherine Aviles
1711 N. Sheffield Ave #3
Chicago, IL 60614

Name & Address of Taxpayer:
JonMarco Finn Cloutier
Catherine Aviles
1711 N. Sheffield Ave #3
Chicago, IL 60614

Property of Cook County Clerk's Office