

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

OC23015650

Doc#: 2327749075 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/04/2023 03:26 PM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY**

Dec ID 20230901634124  
ST/CO Stamp 0-168-174-544 ST Tax \$620.00 CO Tax \$310.00  
City Stamp 1-685-398-480 City Tax: \$6,510.00

Property of Cook County Clerk's Office

THE GRANTOR, Maureen L. Mostor, married to Timothy Knight, of 5441 N Natchez, the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants, to Nicholas Vertin and Colleen Chuipek, husband and wife as tenants in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: the entirety, 165 W. Superior St. #401 Chicago

SEE ATTACHED EXHIBIT A.


**SUBJECT TO:** covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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: 14-29-216-042-1006



Address of Real Estate: 2940 N Sheffield Ave, Unit 3S, Chicago, IL 60657

Dated this 21 day of September 2023

REAL ESTATE TRANSFER TAX	29-Sep-2023
 CHICAGO:	4,650.00
CTA:	1,860.00
<b>TOTAL:</b>	<b>6,510.00 *</b>

14-29-216-042-1006 | 20230901634124 | 1-685-398-480

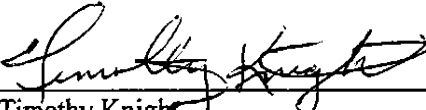
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	29-Sep-2023
 COUNTY:	310.00
 ILLINOIS:	620.00
<b>TOTAL:</b>	<b>930.00</b>

14-29-216-042-1006 | 20230901634124 | 0-168-174-544

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Maureen L. Moster

  
Timothy Knight

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Maureen L. Moster, 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 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.

\* Timothy Knight

Given under my hand and official seal, this 21<sup>st</sup> day of September 2023.



 (Notary Public)

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**Prepared By:** Thomas J. Scannell  
3135 W. 95<sup>th</sup> Street  
Evergreen Park, IL 60805

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**Mail To:**  
Giesla & Pearse *Nicholas Vertin & Colleen Chuipek*  
1755 S Naperville Rd *2940 N. Sheffield Ave*  
Suite 100 *Unit 35*  
Wheaton, IL 60189-5844 *Chicago, IL 60657*

**Name & Address of Taxpayer:**  
Nicholas Vertin and Colleen Chuipek  
2940 N Sheffield Ave, Unit 3S  
Chicago, IL 60657

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## EXHIBIT A

PARCEL 1: UNIT NO. 3S IN THE 2940 NORTH SHEFFIELD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

7 AND 8 IN SICKEL AND KAGEBEIN'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN SUBDIVISION OF OUTLOT 6 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0419010029, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE SPACE S-5 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0419010029.

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