

# UNOFFICIAL COPY

GT  
23GNW69112804 1/2  
WARRANTY DEED

Doc#: 2328410171 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/11/2023 12:21 PM Pg: 1 of 3

Dec ID 20230701683078  
ST/CO Stamp 1-879-160-272 ST Tax \$290.00 CO Tax \$145.00  
City Stamp 0-532-198-864 City Tax: \$3,045.00

*After Recording Return To:*

Brittany M. Suson  
1404 W. Foster Ave #2  
Chicago, IL 60640

*Send Tax Bills To:*

Brittany M. Suson  
1404 W. Foster Ave #2  
Chicago, IL 60640

RECORDER'S STAMP

THE GRANTOR, **Daniel S. Churchill**, married to Brent Turner, of 1404 W. Foster Ave., Unit 2, Chicago, IL 60640, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTS, BARGAINS, SELLS, CONVEYS and SPECIALLY WARRANTS to GRANTEE, **Brittany M. Suson**, of 4816 N. Paulina Street, FRNT 3B, Chicago, IL 60640, to have and hold forever all of Grantor's interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *See legal description attached hereto. \*an unmarried person*

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 for Brent Turner.

SUBJECT TO: General real estate taxes for the year 2022 (2nd Installment only) and subsequent years; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act and the Common Interest Community Association Act or other applicable state association law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Permanent Index Number(s): **14-08-124-057-1006**

Property Address: **1404 W. Foster Ave., Unit 2, Chicago, IL 60640**

DATED this 24 day of August, 2023.

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## WARRANTY DEED – PAGE 2

GRANTOR:

  
 \_\_\_\_\_  
 Daniel S. Churchill

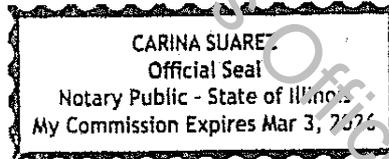
STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel S. Churchill is 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 such person signed, sealed and delivered the said instrument as such person's free and voluntary act, for the uses and purposes therein set forth.

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

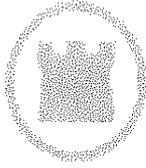
Commission Expires: 03/03/2026

  
 NOTARY PUBLIC



Prepared by: Thomas J. Suich, Esq., Law Office of Thomas J. Suich, 317 Grape Vine Trail, Oswego, IL 60543

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GNW691128WH

For APN/Parcel ID(s): 14-08-124-057-1006

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PARCEL 1: UNIT NO 1404-2 IN THE ANDERSON GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 5 2/3 FEET OF LOT 7 AND ALL OF LOTS 8, 9 AND 10 IN BLOCK 4 IN ZERO PARK, BEING ZERO MARX SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF S. H. KERFOOT'S RESUBDIVISION OF LOTS 1 TO 20 INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021009246 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE FOLLOWING DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030038375, IN COOK COUNTY ILLINOIS

Cook County Clerk's Office