

UNOFFICIAL COPY

Warranty Deed

File FD 23-0719 1/3

Doc#: 2328906459 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/16/2023 04:07 PM Pg: 1 of 3

ILLINOIS

Dec ID 20231001646796
ST/CO Stamp 0-125-979-600 ST Tax \$305.00 CO Tax \$152.50
City Stamp 1-567-181-776 City Tax: \$3,202.50

Above Space for Recorder's Use Only

THE GRANTORS, Donna Richter, single woman, of the City Chicago, County of Cook, in the State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Jennifer Wynne*, of**, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

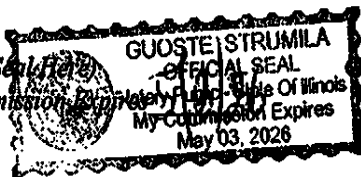
SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number(s): 13-17-203-040-1003
Address of Real Estate: 5617 W. Lawrence Avenue, Apt #3, Chicago, IL 60630

* A SINGLE PERSON ** of the City of Chicago, County of Cook, State of Illinois

The date of this deed of conveyance is October 11, 2023.

Donna Richter

State of IL, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donna Richter personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 11 day of October 2023.



Notary Public


UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: **5617 W. Lawrence Avenue, Apt 3, Chicago, IL 60630**

See Legal Attached.

REAL ESTATE TRANSFER TAX		13-Oct-2023	
	COUNTY:	152.50	
	ILLINOIS:	305.00	
	TOTAL:	457.50	
13-17-203-040-1003 20231001646796 0-125-879-800			

REAL ESTATE TRANSFER TAX		17-Oct-2023	
	CHICAGO:	2,287.50	
	CTA:	915.00	
	TOTAL:	3,202.50 *	
13-17-203-040-1003 20231001646796 1-567-181-776			

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

This instrument was prepared by:

Michael A. Angileri, Esq.
1450 Plainfield Rd. Ste. 1
Darien, IL 60561

Send subsequent tax bills to:

Jennifer Wynne
5617 W. Lawrence Avenue
Unit 3
Chicago, IL 60630

Recorder-mail recorded document to:

Jennifer Wynne
~~5617 W. Lawrence Avenue~~
~~Unit 3~~
~~Chicago, IL 60630~~
Brockford Miller Law PC
10 State St., Ste 2920
Chicago, IL 60603

UNOFFICIAL COPY

EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit 3 in 5617 West Lawrence Condominium as delineated on a survey of the following described real estate:

Lot 12 in Block 1 in the L.E. Crandall's Lawrence Avenue Subdivision of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document No. 0616718058 together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use of Parking Space P-3 and Storage Space S-3 as limited common elements as delineated on a survey attached to the Declaration recorded as Document Number 0615718058.

PIN(S): 13-17-203-040-1003

Property of Cook County Clerk's Office