

UNOFFICIAL COPY

Doc#: 2330033048 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2023 09:48 AM Pg: 1 of 3

Dec ID 20231001656653
ST/CO Stamp 0-166-525-904 ST Tax \$257.50 CO Tax \$128.75
City Stamp 1-911-356-368 City Tax: \$2,703.75

410777616(1/2)
MAIL TO:
Spencer C. Hunt
10355 York Rd. Bensenville,
IL 60106

GIT

[The Above Space for Recorder's Use Only]

WARRANTY DEED STATUTORY INDIVIDUAL (ILLINOIS)

THE GRANTORS, NICOLE L. BUBAN (A MARRIED WOMAN)* of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid, CONVEY and WARRANT to

ANDRES GARCIA III, a married man

As _____ all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

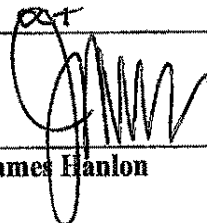
SEE ATTACHED LEGAL

Permanent Real Estate Index Number(s): 17-22-304-059-1048
Address of Real Estate: 1717 South Prairie Avenue, Unit 1009 Chicago, IL 60616

Dated this 10 day of Oct, 2023



Nicole L. Buban



James Hanlon

*married to James Hanlon

THIS IS NOT HOMESTEAD PROPERTY

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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, DO
HEREBY CERTIFY that

Nicole L. Buban and James Hanlon

personally known to me to be the same persons whose names 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 10 day of Oct., 2023.



Notary Public



Commission expires 1/12/2026



This instrument was prepared by DONALD HYUN KIOLBASSA, 203 NORTH
LASALLE STREET, SUITE 2100, CHICAGO, IL 60601.

Send Subsequent Tax Bills to:
Andres Garcia II
1717 S. Prairie Ave. #1009
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		24-Oct-2023
	CHICAGO:	1,931.25
	CTA:	772.50
	TOTAL:	2,703.75 *

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

REAL ESTATE TRANSFER TAX		24-Oct-2023
	COUNTY:	128.75
	ILLINOIS:	257.50
	TOTAL:	386.25

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EXHIBIT "A"

UNIT 1009 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE DISTRICT HOMES-TOWER RESIDENCES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0330719060, AS AMENDED, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 1717 South Prairie Avenue, Unit 1009, Chicago, IL 60616
Tax Number: 17-22-304-059-1048

Property of Cook County Clerk's Office