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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2330728010 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2023 09:58 AM Pg: 1 of 3

Dec ID 20231001656323
ST/CO Stamp 0-546-110-416 ST Tax \$220.00 CO Tax \$110.00
City Stamp 0-244-022-224 City Tax: \$2,310.00

FIRST AMERICAN TITLE
FILE # AF1038234

Preparer File: AF1038234
FATIC No.: AF1038234

THE GRANTOR(S) David Torres, a single male, 1513 N. Maplewood, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Ryan G. O'Leary, a single male, 1340 N. Washtenaw, of the City of Chicago, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof


SUBJECT TO: Covenants, conditions, and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 2022 and subsequent years.

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(s): 16-01-208-042-1017

Address(es) of Real Estate: 2747 W. Lemoyne Street 1
Chicago, Illinois 60622

Dated this 20 day of Oct, 2023



David Torres



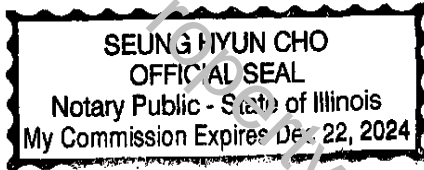
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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Torres, personally known to me to be the same person(s) whose name(s) 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 20th day of October, 20 23.



[Handwritten Signature]
Notary Public

Prepared by: Seung Cho
Corral, Kearney & Cho, LLP
3432 W. Diversey Avenue
Chicago, IL 60647

Mail to:
Ryan C. O'Leary
2747 W. Lemoyne Street, Unit 1
Chicago, Illinois 60622

Name and Address of Taxpayer:
Ryan C. O'Leary
2747 W. Lemoyne Street, Unit 1
Chicago, Illinois 60622

Seung Hyun Cho
Clerk of Cook County Clerk's Office



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Exhibit "A" – Legal Description

UNIT 2747-1 W. LEMOYNE AS PART OF THE 1454-56 NORTH FAIRFIELD CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND LOT 2 IN BLOCK 5 IN H.M. THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 01, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0620134042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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