

# UNOFFICIAL COPY

Doc#: 2331106023 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/07/2023 09:23 AM Pg: 1 of 3

## Warranty Deed

ILLINOIS

Dec ID 20231001655937  
ST/CO Stamp 1-640-982-480 ST Tax \$224.00 CO Tax \$112.00  
City Stamp 0-770-172-880 City Tax: \$2,352.00

FIDELITY NATIONAL TITLE  
OC23010542

*Above Space for Recorder's Use Only*

THE GRANTOR(S) Ogbonna Bowden of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Diana Bishop of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: \* AN UNHARRIED WOMAN OF 1407 WEST 15<sup>th</sup> STREET 202-31 CHICAGO, IL 60608

*(See page 2 for legal description attached here to and made part hereof.)*

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 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-07-329-042-1009

Address(es) of Real Estate: 2231 West Warren Boulevard, Unit D2 Chicago Illinois 60612

The date of this deed of conveyance is October 20, 2023.

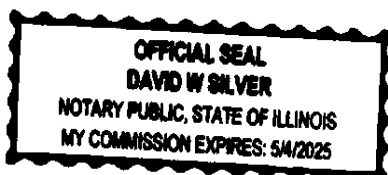


Ogbonna Bowden, by Lenny Weston, Attorney in Fact

State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lenny Weston, as Attorney in Fact for Ogbonna Bowden, 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 20<sup>th</sup> day of October, 2023.



Notary Public

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as: 2231 West Warren Boulevard, Unit D2  
Chicago, Illinois 60612

**Legal Description:**

UNIT NUMBER D2 IN WARREN BOULEVARD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

LOT 5 IN SMALL AND OTHERS' RESUBDIVISION OF LOTS 43 TO 49 AND LOTS 72 TO 78, ALL INCLUSIVE IN BLOCK 58 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864 IN BOOK 162 OF MAPS PAGE 80 AS DOCUMENT 89932, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 50 IN JOHN H. KEDZIE SUBDIVISION OF BLOCK 58 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THE EAST 22 FEET OF LOT 51 IN JOHN H. KEDZIE SUBDIVISION OF BLOCK 58 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE WEST 8 FEET OF LOT 51 AND THE EAST 14 FEET OF LOT 52 IN JOHN H. KEDZIE SUBDIVISION OF BLOCK 58 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00851939 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

**GRANTEES ADDRESS**

This instrument was prepared by: David Silver Silver Law Firm, LLC 330 N. Wabash Ave, Suite 2100 Chicago, IL 60611	Send subsequent tax bills to: Diana Bishop 2231 West Warren Boulevard, Unit D2 Chicago Illinois 60612	Mail recorded document to: Diana Bishop 2231 West Warren Boulevard, Unit D2 Chicago Illinois 60612
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# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

02-Nov-2023



<b>COUNTY:</b>	112.00
<b>ILLINOIS:</b>	224.00
<b>TOTAL:</b>	336.00

17-07-329-042-1009

| 20231001655937 | 1-640-982-480

**REAL ESTATE TRANSFER TAX**

02-Nov-2023



<b>CHICAGO:</b>	1,680.00
<b>CTA:</b>	672.00
<b>TOTAL:</b>	2,352.00 *

17-07-329-042-1009 | 20231001655937 | 0-770-172-880

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

Property of Cook County Clerk's Office