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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2332133283 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2023 10:51 AM Pg: 1 of 3

Dec ID 20231101664598
ST/CO Stamp 2-001-391-568 ST Tax \$440.00 CO Tax \$220.00
City Stamp 0-927-649-744 City Tax: \$4,620.00

BW23067453 1/2

(The Above Space for Recorder's Use Only)

THE GRANTOR Patrick Chapman, a Married person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Victoria A. Hinkes and George E. Hinkes, married to each other of CHICAGO, ILLINOIS COUNTY OF COOK, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

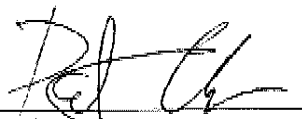
Permanent Index Number(s): 17-04-422-039-1071 and 17-04-422-040-1218
Property Address: 111 West Maple Street, Unit 2902 & P-222, Chicago, IL 60610


SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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 AS TO GRANTOR'S SPOUSE

Dated this 6 day of November, 2023.



 (Seal)
Patrick Chapman

| REAL ESTATE TRANSFER TAX | | 17-Nov-2023 |
|-------------------------------------------------------------------------------------|----------|-------------|
|  | CHICAGO: | 3,300.00 |
| | CTA: | 1,320.00 |
| | TOTAL: | 4,620.00 * |

17-04-422-039-1071 | 20231101664598 | 0-927-649-744

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

 (Seal)
Paige Chapman

| REAL ESTATE TRANSFER TAX | | 17-Nov-2023 |
|--------------------------------------------------------------------------------------|-----------|-------------|
|  | COUNTY: | 220.00 |
|  | ILLINOIS: | 440.00 |
| | TOTAL: | 660.00 |

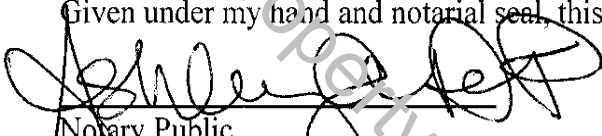
17-04-422-039-1071 | 20231101664598 | 2-001-391-568

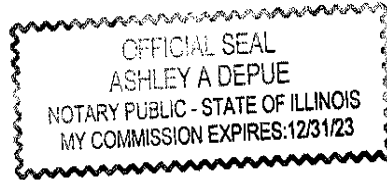
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STATE OF IL)
COUNTY OF Cook) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patrick Chapman and Paige Chapman 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 in the 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 notarial seal, this 6 day of November, 2023.


Notary Public



THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005
Andrada Bogdan
MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Kashkeesh, Ltd
9501 W. 144th Pl., Suite 303
Orland Park, IL 60462

Victoria Hinkes
111 West Maple Street
Unit 2902 & P-222
Chicago, IL 60610

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

BW23067453

Exhibit A

PARCEL 1: UNIT NO. 2902 IN THE GOLD COAST GALLERIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN FAY'S SUBDIVISION OF BLOCK 14 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08139816; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT NO. 222 IN THE GOLD COAST GALLERIA GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN FAY'S SUBDIVISION OF BLOCK 14 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08139817; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY., ILLINOIS.

PARCEL 3: EASEMENTS FOR SUPPORT, ENTRY, INGRESS AND EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE GRANT AND RESERVATION OF EASEMENTS RECORDED AS DOCUMENT 08139815

PIN: 17-04-422-039-1071 - Unit 2902, 17-04-422-040-1218 - Parking Space 222

For Informational Purposes only: 111 West Maple Street, Unit 2902, Chicago, IL 60610