

UNOFFICIAL COPY

**Warranty DEED
ILLINOIS STATUTORY**

Doc#: 2334106180 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2023 12:11 PM Pg: 1 of 2

Dec ID 20231201686585
ST/CO Stamp 1-590-804-432 ST Tax \$459.00 CO Tax \$229.50
City Stamp 1-780-203-472 City Tax: \$4,819.50

MAIL TO:

Justin D. Forman
1201 W Adams St Apt 907
Chicago, IL 60607

NAME AND ADDRESS OF TAXPAYER:

Justin D. Forman
1201 W Adams St Apt 907
Chicago, IL 60607

Above Space for Recorder's use only

THE GRANTOR(S), **NICOLE R. SORELL AND VICTOR JIMENEZ**, wife and husband, as as tenants by the entirety, for and in consideration of Ten DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to the GRANTEE, **JUSTIN D. FORMAN, a single man**, all interest in the following described real estate situated in the County of COOK, in the State of Illinois, to wit:

*Stc 2168437 65
Lot 2*

UNIT 907 AND P-8 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN PLES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020240583; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

PERMANENT INDEX NUMBER: 17-17-113-116-1069; and 17-17-113-116-1088

PROPERTY ADDRESS: 1201 W Adams St, Condo 907, Chicago IL 60607

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, said GRANTOR(S) executed this WARRANTY deed on

this 29 day of November, 2023

Nicole R Sorell

NICOLE R. SORELL

Victor Jimenez

VICTOR JIMENEZ

STATE OF Virginia }
County of _____ }

City of Hopewell

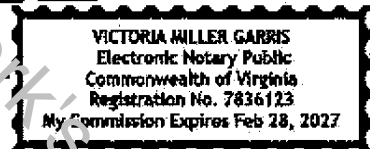
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NICOLE R. SORELL AND VICTOR JIMENEZ, known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a 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 29 day of November, 2023

Victoria Miller Garris


Victoria Miller Garris

Notary Public





Completed via Remote Online Notarization using 2 way Audio/Video technology.

PREPARED BY: KMR Law Group | 333 S. Wabash Avenue, Suite 2700, Chicago, IL 60604

REAL ESTATE TRANSFER TAX		05-Dec-2023
	CHICAGO:	3,442.50
	CTA:	1,377.00
	TOTAL:	4,819.50 *

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

REAL ESTATE TRANSFER TAX		05-Dec-202
	COUNTY:	229.5
	ILLINOIS:	459.0
	TOTAL:	688.5

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