

UNOFFICIAL COPY

Doc#: 2334133213 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2023 11:42 AM Pg: 1 of 2

WARRANTY DEED

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GIT
410782166 1/2

Dec ID 20231101679081
ST/CO Stamp 0-976-256-976 ST Tax \$725.00 CO Tax \$362.50
City Stamp 0-439-386-064 City Tax: \$7,612.50

RECORDER'S STAMP

THE GRANTOR, Emilie Powell, married to James C. Perigo, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, HEREBY CONVEYS and WARRANTS to the GRANTEE, Kristina Danielle Morgan, 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:

PARCEL 1: UNIT B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN DAKOTA LOFT HOMES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94970352, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Real Estate PIN: 14-20-401-026-1002

Commonly known as: 1140 West Cornelia Avenue, Unit B, Chicago, IL 60657

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.

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

Dated this 28th day of November, 2023.

Emilie Powell
Emilie Powell

James C. Perigo
James C. Perigo

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 Emilie Powell and James C. Perigo, personally known to me, or proved to be by sufficient identification presented, to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they, 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 28th day of November, 2023.

Commission expires 11/29/27


Christine M. Palkovic
Notary Public



NAME AND ADDRESS OF PREPARER: Christine M. Palkovic, Attorney at Law
ITALIA & PALKOVIC, LLP 1807 N. Broadway, Fl. 2, Melrose Park, IL 60160 (708) 343-1444



Mail to After Recording:
Kristina Morgan
1140 W. Cornelia, Unit 15
Chicago, IL 60657

Name & Address of Taxpayer:
Kristina Danielle Morgan
~~3506 N. Oakley Avenue~~ 1140 W. Cornelia #B
~~Chicago, IL 60618~~ Chicago, IL 60657

REAL ESTATE TRANSFER TAX		04-Dec-2023
	CHICAGO:	5,437.50
	CTA:	2,175.00
	TOTAL:	7,612.50 *

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

REAL ESTATE TRANSFER TAX		04-Dec-2023
	COUNTY:	362.50
	ILLINOIS:	725.00
	TOTAL:	1,087.50

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