

UNOFFICIAL COPY

Doc#: 2334606194 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2023 11:47 AM Pg: 1 of 3

After Recording Mail To:

Madison WL LLC
232 N Carpenter St
Chicago IL 60607

Dec ID 20231101683389
ST/CO Stamp 1-622-736-848 ST Tax \$481.50 CO Tax \$240.75
City Stamp 1-764-032-464 City Tax: \$5,055.75

FIDELITY NATIONAL TITLE
CH23019348

WARRANTY DEED

The Grantor **LEAH E. PERMAN**, a single woman and not a party to a civil union, of Chicago IL, for and in consideration of the sum of Ten and no/100 dollars (\$10.00), does hereby **WARRANT and CONVEY** to the Grantee, **MADISON WL LLC**, a limited liability company organized under the laws of the State of Illinois, whose mailing address is 232 N Carpenter St, Chicago IL 60607, the following described real estate situated in the County of Cook and State of Illinois, to wit,

UNIT NUMBERS 410 AND P11 IN THE MADISON CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 3 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14.

PARCEL 2: LOTS 1, 2, 3, 4, AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, 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 99831947; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 939 W MADISON ST UNIT 410 AND P11
PINs 17-17-206-014-1031, 17-17-206-014-1059

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet 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.

In Witness whereof, the Grantor has hereunto set his/her/their hand(s) and seal(s), this 17 day of November 2023.

Leah E. Berman
LEAH E. BERMAN

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **LEAH E. BERMAN**, 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 and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth including the waiver of homestead.

Given under my hand and official seal, this 17 day of November 2023.

Commission expires 11-22-2026

Zile Chen
Notary Public



This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago IL 60646.


Mail tax bill to: Madison WL LLC
232 N Carpenter St
Chicago IL 60607



GRANTEES ADDRESS ↗

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REAL ESTATE TRANSFER TAX		05-Dec-2023	
		COUNTY:	240.75
		ILLINOIS:	481.50
		TOTAL:	722.25
17-17-206-014-1031 20231101683389 1-622-736-848			

REAL ESTATE TRANSFER TAX		05-Dec-2023	
		CHICAGO:	3,611.25
		CTA:	1,444.50
		TOTAL:	5,055.75 *
17-17-206-014-1031 20231101683389 1-764-032-464			

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

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