

UNOFFICIAL COPY

Prepared by: Erwin Law, LLC
4043 North Ravenswood Avenue, Suite 208
Chicago, Illinois 60613

Doc#: 2334806156 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2023 11:23 AM Pg: 1 of 3

Dec ID 20231201689966
ST/CO Stamp 1-175-175-216 ST Tax \$735.00 CO Tax \$367.50
City Stamp 0-101-138-480 City Tax: \$7,717.50

Return to:
Braunshick PC
4301 N Damen
Chicago IL 60618
Future Taxes to Grantee's Address (X)
Phillip Shaw
1111 W Madison St
Chicago IL 60607

WARRANTY DEED (Individual to Individual)

The Grantor(s) Riley Michael Sheahan, married
to Kecia Sheahan*,

(The above space for Recorder's use only)

of the City Town of Pelham, Province of Ontario, County of _____ State of _____
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey(s)
and warrants to Phillip Shaw, an unmarried man, of 1111 W Madison Chicago
whose address is 1111 W. Madison St., Unit 5D of the City of Chicago,
County of Cook State of Illinois all interest in the following described
real estate situated in the County of Cook, in the State of Illinois to wit:

(See Legal Description as attached Exhibit A)

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

Permanent Index Number(s): 17-17-200-024-1023, 17-17-200-024-1038 17-17-200-024-1046

Property Address: 1111 W. Madison Street, Unit 5D, Chicago, Illinois 60607

Dated this 6th day of December, 2023

[Signature]

[Signature]

Riley Michael Sheahan

Kecia Sheahan

*NOTE: Signer solely for purposes of waiving homestead

Town Pelham
STATE OF Pelham
Province Ontario) ss
COUNTY OF Ontario)

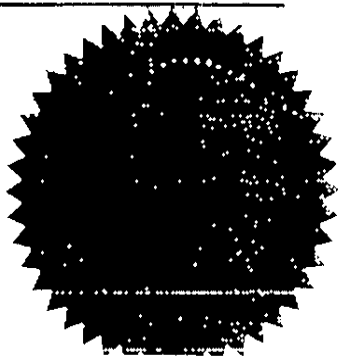
I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that Riley Michael Sheahan and Kecia Sheahan

personally 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 said instruments as they 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 6th day of December, 2023

AFFIX TRANSFER TAX STAMP OR
"Exempt under provisions of Paragraph _____"
Section 4, Real Estate Transfer Tax Act.
Date _____
Buyer, Seller or Representative

[Signature]
Notary Public, State _____
My commission expires _____



FIDELITY NATIONAL TITLE
CH23019525

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Exhibit A

Legal Description

UNIT 5D, P-15 AND P-23 IN THE 1111 MADISON CONDOMINIUMS, AS DESCRIBED IN THE SURVEY DELINEATED ON AND ATTACHED AS EXHIBIT D TO AND A PART OF THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 19, 2001 AS DOCUMENT NUMBER 0010048784, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE FOLLOWING DESCRIBED PREMISES (EXCEPT THE UNITS DELINEATED ON SAID SURVEY); LOTS 1 THROUGH 6, INCLUSIVE, IN S.S. HAYES' SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-21, A LIMITED COMMON ELEMENT, AS DESCRIBED IN THE SURVEY DELINEATED ON AND ATTACHED AS EXHIBIT D TO AND A PART OF THE DECLARATION AFORESAID.


Permanent Index Number(s): 17-17-200-024-1023, 17-17-200-024-1038, 17-17-200-024-1046

Property Address: 1111 W. Madison Street, Unit 5D, P15 & P22, Chicago, Illinois 60607

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX		11-Dec-2023
		COUNTY: 367.50
		ILLINOIS: 735.00
		TOTAL: 1,102.50
17-17-200-024-1023	20231201689966	1-175-175-216

REAL ESTATE TRANSFER TAX		11-Dec-2023
		CHICAGO: 5,512.50
		CTA: 2,205.00
		TOTAL: 7,717.50 *
17-17-200-024-1023	20231201689966	0-101-138-480

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