

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)

Doc#: 2335413285 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2023 11:47 AM Pg: 1 of 3

**THE GRANTOR KRISTIN
HAMMELRATH, now known as
Kristin Blake, married to John Blake
III, of 1522 West School Street, Unit M,
Chicago, Illinois, for and in
consideration of TEN and NO/100
(\$10.00) DOLLARS, and other good and
valuable consideration in hand paid,
CONVEYS and WARRANTS to
Sunny Shan, an
Unmarried person**

Dec ID 20231201691661
ST/CO Stamp 1-674-809-392 ST Tax \$699.00 CO Tax \$349.50
City Stamp 2-101-301-296 City Tax: \$7,339.50

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:
(See attached for legal description), hereby releasing and waiving any and all rights under and
by virtue of the Homestead Exemption Laws of the State of Illinois, and subject to declaration
of condominium, covenants, conditions, restrictions of record, public and utility easements,
roads and highways, and real estate taxes not due and payable as of the date of this document.

Permanent Index Number (PIN): 14-20-320-343-1037

Address of Real Estate: 1522 West School Street Unit M, Chicago, Illinois 60657

DATED this 18 day of November, 2023

Kristin Blake
KRISTIN HAMMELRATH, now known as
Kristin Blake

John Blake III
JOHN BLAKE III, married to Kristin Blake,
waiving any and all rights under Illinois
Homestead Exemption Laws

State of Illinois, County of DuPage ss I, the undersigned, a
Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
KRISTIN HAMMELRATH, now known as Kristin Blake, personally known to me to be the
same person whose name is subscribed to the foregoing Warranty Deed, appeared before me
this day in person, and acknowledged that she signed, sealed and delivered the said
instrument as her 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 18th day of November, 2023

Meredian Kukleci
Notary Public

Commission expires May of 2027

MERDIAN KUKLECI
Official Seal
Notary Public - State of Illinois
My Commission Expires May 1, 2027

This instrument was prepared by James F. Young, 101 Van Buren, Woodstock, Illinois 60098

Fidelity National Title SC23018880

UNOFFICIAL COPY

State of Illinois, County of DuPage ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN BLAKE III, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 18th day of November, 2023

Commission expires May 01, 2027



LEGAL DESCRIPTION:

of premises commonly known as 1522 West School Street, Unit M, Chicago, Illinois:

UNIT 1522-M IN THE HENDERSON SQUARE CONDOMINIUM, DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95491093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTEE'S ADDRESS &

Send Subsequent Tax Bills To:

Mail to:

555 W 59th St
Apt 18 F
Chicago
New York, NY
10019

Sunny Shah
1522 W School St. Unit M
Chicago, IL 60657

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

18-Dec-2023



COUNTY:	349.50
ILLINOIS:	699.00
TOTAL:	1,048.50

14-20-320-048-1037

| 20231201691661 | 1-674-809-392

REAL ESTATE TRANSFER TAX

18-Dec-2023



CHICAGO:	5,242.50
CTA:	2,097.00
TOTAL:	7,339.50 *

14-20-320-048-1037 | 20231201691661 | 2-101-301-296

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

Property of Cook County Clerk's Office