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Doc# 2401013336 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2024 03:12 PM Pg: 1 of 3

This instrument was prepared by:

Kori M. Bazanos
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20 North Clark St., Ste. 3300
Chicago, Illinois 60602

Dec ID 20231201697353
ST/CO Stamp 1-036-240-944 ST Tax \$610.00 CO Tax \$305.00
City Stamp 0-442-837-040 City Tax: \$6,405.00

And after recording should be mailed to:

KIM FREELAND
806 N. PEORIA
CHICAGO IL 60642

FOR RECORDER'S USE ONLY

WARRANTY DEED

THE GRANTOR, Paul Q. Moore and Mikiko Thelwell, married to each other, 1153 S. Plymouth Court, Unit A, Chicago, IL 60605, in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Olivia E. Sullivan and Jordan R. Bailly, married to each other, as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: See Attached Exhibit A

PIN: 17-16-424-012-1001

Commonly known as: 1153 S. Plymouth Court, Unit A, Chicago, IL 60605

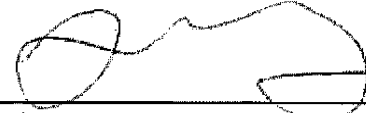
SUBJECT TO covenants, conditions, and restrictions of record and building lines and easements, if any; acts done by or suffered through Buyers, all special governmental taxes, confirmed and unconfirmed that are not included in the Cook County real estate tax bill, and general real estate taxes not yet due and payable at the time of Closing.

PROPER TITLE, LLC

PT 23-00239 P
1 of 2


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DATED this 28 day of November, 2023



Paul Q. Moore

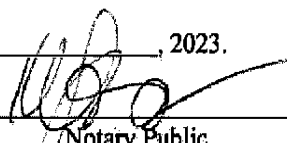
DATED this 28 day of November, 2023



Mikiko Thelwell

STATE OF Illinois, COUNTY OF Cook, ss, I, the undersigned, a Notary Public in and for said County, in the States aforesaid, DO HEREBY CERTIFY that Paul Q. Moore and Mikiko Thelwell, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 28 day of November, 2023.



Notary Public

My commission expires 10/13, 2023

Grantee Address
Send Subsequent tax bills to:
Olivia E. Sullivan
1153 S. Plymouth Court, Unit A
Chicago, IL 60605



Notary of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

Unit Number 1153A in 1153 South Plymouth Court Condominium as delineated on a survey of the following described real estate:

That part of Lot 3 in Block 6 in Dearborn Park Unit Number 1, being a Resubdivision of sundry Lots and vacated streets and alleys in and adjoining Blocks 127 to 134, both inclusive, in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, more particularly described as follows:

Commencing at the Northwest Corner of Said Lot 3, thence South along the West Line of Said Lot 3 a distance of 288.00 feet, thence East at right angles to the last described line a distance of 167.11 feet to the point of beginning, thence continuing East along the last described line a distance of 55.00 feet to a point on the East line of Said Lot 3, said East Line also being the West Line of South State Street, thence South along the East Line of said Lot 3 a distance of 125.00 feet, thence West along a distance of 55.00 feet at a point on a line that is 55.00 feet Westery of and parallel to the East Line of said Lot 3, thence North along a line that is 55.00 feet Westery of and parallel to the East Line of Said Lot 3, a distance of 125.00 feet to the point of beginning; Which Survey is attached as Exhibit 'A-2' to the Declaration of Condominium recorded as document 25909588, together with its undivided percentage interest in the common elements.

PIN: 17-16-424-012-1001

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