



Doc# 2403845032 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/07/2024 12:04 PM PG: 1 OF 4

This instrument was prepared

by:

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

And after recording should be mailed to:

Darwin Porras
*40 EAST 9TH ST.
APT. 408
CHICAGO, IL 60605*

FOR RECORDER'S USE ONLY

WARRANTY DEED

THE GRANTORS, Paul Quincy 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, CONVEY and WARRANT to Darwin Porras, a single man, 9051 SW 213 Terrace, Cutler Bay FLA. 33189, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 1:

UNIT P-38 IN THE BURNHAM PARK PLAZA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00144975, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANT AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00144974.

PIN: 17-15-304-052-1330

Chicago Title 23CSA348029R4

1021

SMS


S Y
R 4
S Y-I
SC Y
INT EK

UNOFFICIAL COPY

Commonly known as: 40 E. 9th St. P38, Chicago, IL 60605


SUBJECT TO covenants, conditions, and restrictions of record; Public and utility easements; acts done by or suffered through Buyer, all special governmental taxes, confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

DATED this 28 day of November, 2023



Paul Quincy Moore

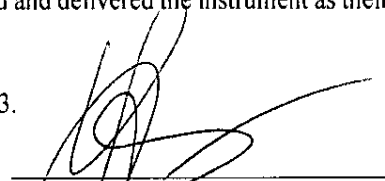
DATED this 28 day of November, 2023



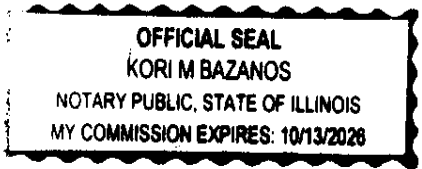
Mikiko Thelwell

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 Quincy 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, 2026



Send Subsequent tax bills to:

Darwin Porras
40 EAST 9TH STREET
APT. 408
CHICAGO, IL 60605

UNOFFICIAL COPY



CHICAGO:	232.50
CTA:	93.00
TOTAL:	325.50 *

17-15-304-052-1330 | 20240101613362 | 1-142-811-696
Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

UNOFFICIAL COPY



17-15-304-052-1330

20240101613362 | 0-847-440-944

COUNTY:	15.50
ILLINOIS:	31.00
TOTAL:	46.50

Property of Cook County Clerk's Office