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Doc#: 2406719043 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/7/2024 12:00 AM Pg: 1 of 3

Dec ID 20240201642547
ST/Co Stamp 1-117-325-872 ST Tax \$227.50 CO Tax \$113.75
City Stamp 2-010-974-768 City Tax \$2,388.75

File # 24-0087 1/2
WARRANTY DEED

Christine Galvopoulos, a single woman, 2740 North Pine Grove Avenue, Unit 4A, Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Kevin J. Thompson**, 2740 North Pine Grove Avenue, Unit 4A, Chicago, IL 60614 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

* A SINGLE PERSON


See attached legal description

Permanent Real Estate Index Number: 14-28-309-031-1003

Address of Real Estate: 2740 North Pine Grove Avenue, Apt 4A, Chicago, IL 60614



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; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX	01-Mar-2024
	CHICAGO: 1,706.25
	CTA: 682.50
	TOTAL: 2,388.75 *

14-28-309-031-1003 | 20240201642547 | 2-010-974-768

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

REAL ESTATE TRANSFER TAX	01-Mar-2024
 	COUNTY: 113.75
	ILLINOIS: 227.50
	TOTAL: 341.25

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Dated: 2/23, 2024

Christine Galvanauskas

Christine Galvanauskas

STATE OF IL)
) SS)
COUNTY OF Cook)

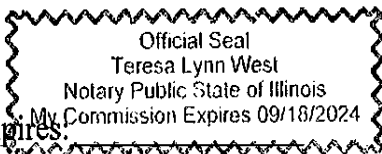
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Christine Galvanauskas** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 23rd day of February, 2024

Teresa Lynn West

Notary Public



Commission expires:

Prepared By:

Matthew Rich, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:

Kevin J. Thompson
2740 North Pine Grove Avenue

Ap Unit 4A
Chicago, IL 60614

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Unit Number 4A in Park View Towers Condominium as delineated on a survey of the following described real estate:

Lots 56 and 57 in Subdivision by Andrew Staffords and Colehour of Blocks 1 and 2 of Out-Lot 'A' in Wrightwood, said Wrightwood being a Subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, also Lot 11 in Lehmann Diversey Boulevard Addition in the Southwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded August 5, 1905 as Document Number 3733604 in Book 90 of Plats Page 23 in Cook County, Illinois.

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25386511 as amended from time to time together with its undivided percentage interest in the common elements.

PIN(S): 14-28-309-051-1003

Property of Cook County Clerk's Office