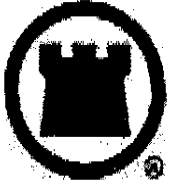


UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

Doc#: 2406810047 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 12:00 AM Pg: 1 of 3

Dec ID 20240201638626

ST/Co Stamp 1-397-721-648 ST Tax \$203.00 CO Tax \$101.50

City Stamp 1-336-298-032 City Tax \$2,131.50

Chicago Title

NYGSA 440 0746 1/1

THE GRANTOR, KEVIN SHEEHAN, of the City of Milford, County of Clermont, State of OH, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Zachary Monroe (Grantee's Address) 320 Old Mill Ln., Bloomingdale, IL, DuPage, 60108 of the County of DuPage, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

ATTACHED

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2024

Permanent Real Estate Index Number(s): 17-22-100-039-1039

Address of Real Estate: 1255 S. State Street, 1105, Chicago, IL, 60605

Dated this 22nd day of February, 2024

Kevin Sheehan
Kevin Sheehan

CLERK'S OFFICE OF COOK COUNTY

UNOFFICIAL COPY

STATE OF OHIO, COUNTY OF CLERMONT ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin Sheehan personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, 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 22nd day of February, 2024

Leslie Wilson
(Notary Public)

Prepared By: _____

Matt, Sidor, 1303 W. Heather Lane, Arlington Heights, 60005



LESLIE WILSON
Notary Public
State of Ohio
My Comm. Expires
July 5, 2027

Mail To: _____

SAME AS ABOVE

Name and Address of Taxpayer:
Zachary Monroe
1255 S. State Street, 1105, Chicago, IL, 60605

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 24GSA449074LP

For APN/Parcel ID(s): 17-22-100-039-1099

PARCEL 1:

UNIT 1105 INCLUSIVE IN THE VISION ON STATE CONDOMINIUM AS DELINEATED ON A SURVEY OF FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN CHARLES W. BREGA'S SUBDIVISION OF LOTS 8, 9 AND 10 AND THE NORTH PART OF LOT 11 IN SEAMAN'S SUBDIVISION; LOTS 12, 13, 14 AND 15 (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR WIDENING OF STATE STREET AND EXCEPT THE EAST 10 FEET THEREOF TAKEN FOR ALLEY) IN GRAHAM'S SUBDIVISION; LOTS 6 AND 7 (EXCEPT STREET) OF SEAMAN'S SUBDIVISION; AND THE SOUTH 4.91 FEET OF LOT 11 (EXCEPT PART TAKEN FOR STREET AND ALLEY) ALL OF SUBDIVISION OF THE WEST 1/2 OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0716222081 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 101, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED DOCUMENT NUMBER 0716222081.