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**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 2406822272 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 11:51 AM Pg: 1 of 3

Dec ID 20240301645251

ST/Co Stamp 1-376-733-744 ST Tax \$590.00 CO Tax \$295.00

City Stamp 1-510-296-112 City Tax \$6,195.00

GIT

410791870p 1/2 BK

THE GRANTOR, NICHOLAS D. BLACKFORD and KATHERINE BLACKFORD, a(n) Married Couple, of the City of Plymouth, State of Michigan for and in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, CONVEYS and WARRANTS to ROBERT CALDRONE* and SOPHIA SCHNITZLER, husband and wife, as Tenants by the Entirety, all interest in the following described Real Estate situated in the City of Chicago in the State of Illinois, to wit:

* III

See Attached Legal Description in Exhibit A

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2023 2nd Installment and subsequent years.

Permanent Real Estate Index Number(s): 14-31-414-052-1001


Address of Real Estate: 1653 West Cortland Street, Unit 1, Chicago, IL 60622

Dated this 20th day of February, 2024


NICHOLAS D. BLACKFORD



Dated this 20th day of February, 2024


KATHERINE BLACKFORD

REAL ESTATE TRANSFER TAX	05-Mar-2024
	CHICAGO: 4,425.00
	CTA: 1,770.00
	TOTAL: 6,195.00 *

14-31-414-052-1001 | 20240301645251 | 1-510-296-112

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

REAL ESTATE TRANSFER TAX	05-Mar-2024
	COUNTY: 295.00
	ILLINOIS: 590.00
	TOTAL: 885.00

14-31-414-052-1001 | 20240301645251 | 1-376-733-744

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STATE OF Michigan, COUNTY OF Wayne ss.

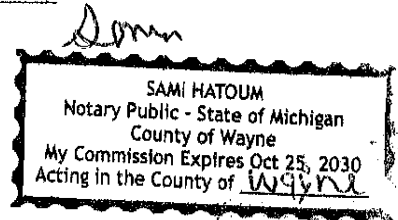
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NICHOLAS D. BLACKFORD, personally known to me to be the same entity whose name NICHOLAS D. BLACKFORD, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 Feb day of 20, 2024.

[Signature]
(Notary Public)

Oct 25th, 2030
My Commission expires:

STATE OF Michigan, COUNTY OF Wayne ss.

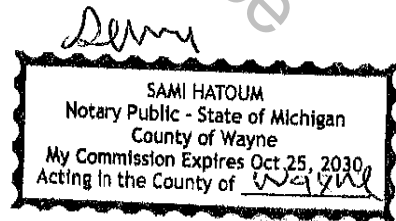


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KATHERINE BLACKFORD, personally known to me to be the same entity whose name KATHERINE BLACKFORD, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 Feb day of 20, 2024.

[Signature]
(Notary Public)

Oct 25th, 2030
My Commission expires:



Prepared By:

Lamb Law, PC

4139 N Richmond St.
Chicago, IL 60618

After Recording, mail to:

Robert Caldron III
Sophia Schnitzler
11653 W. Cortland St Unit 1
Chicago, IL 60622

Name & Address of Taxpayer:

Robert Caldron III
Sophia Schnitzler
11653 W. Cortland St Unit 1
Chicago, IL 60622

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY COMMONLY KNOWN AS:

Common Address: 1653 West Cortland Street, Unit 1, Chicago, IL 60622

Legal Description:

PARCEL 1: UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1653 WEST CORTLAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0435634181, AS AMENDED, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NOS. P-7, P-4 AND P-5, AND STORAGE SPACE NO. 3, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office