

UNOFFICIAL COPY

Doc#: 2407202017 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/12/2024 9:40 AM Pg: 1 of 2

Dec ID 20240301645259

ST/Co Stamp 0-990-456-368 ST Tax \$505.00 CO Tax \$252.50

City Stamp 0-363-670-064 City Tax \$5,302.50

410793196 (14)
WARRANTY DEED GIT

THE GRANTOR, **William D. Kelly**, a **single man**, of the City of Chicago, County of Cook, State of Illinois, in consideration of the sum of Ten and No/100 (\$10.00), receipt whereof is hereby acknowledged, does hereby convey and warrant unto **Bernadette Lim**, an **unmarried person**, of **727 Mayfair Drive, Carol Stream, IL 60188**, the following described real estate situated in the County of Cook, and State of Illinois, to wit:

PARCEL 1:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2016 NORTH WOOD STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1422622105, 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 PURPOSES IN AND TO PARKING SPACE NO. 2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

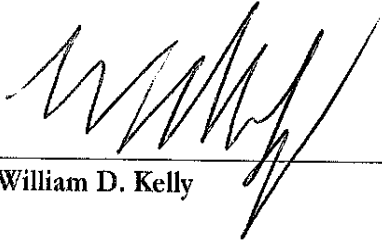
Commonly Known As: 2016 N. Wood Street, Unit 2, Chicago, Illinois 60614

Permanent Real Estate Index Numbers: 14-31-216-064-1002

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

SUBJECT TO: General taxes not due as of the date hereof; building, building line and use and occupancy restrictions; conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and, drainage ditches, feeders, laterals and drain tiles.

DATED this 15th day of March, 2024.



William D. Kelly

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This instrument was prepared by: William D. Kelly III, Esq., KELLY & KARRAS, LTD., Suite 100, 1010 Jorie Boulevard, Oak Brook, Illinois 60523

Send subsequent tax bills to: Bernadette Lim, 2016 N. Wood Street, Unit 2, Chicago, IL 60614

After Recording, Return To: Helena Milman, Esq., O'Keefe, Rivera & Berk, LLC, 10 S. LaSalle Street, Suite 2510, Chicago, IL 60603

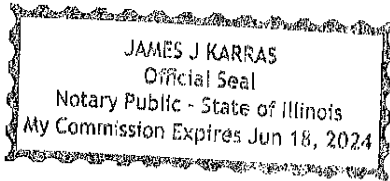
STATE OF ILLINOIS

COUNTY OF COOK

I, James J. Karras, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **William D. Kelly, a single man**, is personally known to me to the same person whose name 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 1st day of March, 2024.

(Impress Seal Here)



James J. Karras
Notary Public

Commission expires: _____

REAL ESTATE TRANSFER TAX		06-Mar-2024	
		COUNTY:	252.50
		ILLINOIS:	505.00
		TOTAL:	757.50
14-31-216-064-1002		20240301645259 0-990-456-368	

REAL ESTATE TRANSFER TAX		06-Mar-2024	
		CHICAGO:	3,787.50
		CTA:	1,515.00
		TOTAL:	5,302.50 *
14-31-216-064-1002		20240301645259 0-363-670-064	

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