

# UNOFFICIAL COPY

Doc# 2407302174 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/13/2024 10:51 AM Pg: 1 of 4

THIS DOCUMENT WAS PREPARED  
BY:

Forde & O'Meara LLP  
Lisa J. Saul, Esq.  
191 N Wacker Dr, Suite 3100  
Chicago, Illinois 60606

Dec ID 20240301644560  
ST/Co Stamp 1-779-845-680 ST Tax \$780.00 CO Tax \$390.00  
City Stamp 1-320-479-280 City Tax \$8,190.00

Property of Cook County Clerk's Office  
Chicago Title

240509071574 YJ  
WARRANTY DEED

THIS INDENTURE is made as of this 13<sup>th</sup> day of March 1, 2024 by and between **Andrew Kaplan, a married man, and Scott M. Kaplan, a married man**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Eric Kofahl** as married person of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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


**\*\*THIS IS NOT HOMESTEAD PROPERTY\*\***

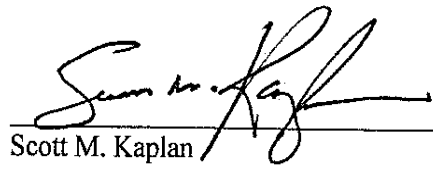
Permanent Real Estate Tax Number: 17-09-127-039-1067 and 17-09-127-039-1096  
Address of Real Estate: 375 West Erie Street, Unit 510, Chicago, IL 60654

SIGNATURE PAGE FOLLOWS



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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 16 day of February, 2024.

  
\_\_\_\_\_  
Andrew Kaplan


  
\_\_\_\_\_  
Scott M. Kaplan

REAL ESTATE TRANSFER TAX 04-Mar-2024

		COUNTY:	390.00
		ILLINOIS:	700.00
		TOTAL:	1,170.00

17-09-127-039-1067 | 20240301644560 | 1-779-845-680

REAL ESTATE TRANSFER TAX 08-Mar-2024

	CHICAGO:	5,850.00
	CTA:	2,340.00
	TOTAL:	8,190.00 *

17-09-127-039-1067 | 20240301644560 | 1-320-479-280

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

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State of ILLINOIS )  
 ) ss  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Kaplan and Scott M. Kaplan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this 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.

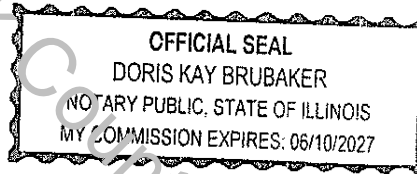
GIVEN under my hand and official seal, this 16 day of February, 2024.

Doris Kay Brubaker  
Notary Public

Commission expires:

**Send Subsequent Tax Bills To:**

Eric Kofahl  
375 W. Erie St. #510  
Chicago, IL 60654



**After Recording Return To:**

Steven R Felton  
134 N. LaSalle #1700  
Chicago, IL 60602

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## LEGAL DESCRIPTION

Order No.: 24GSC907157LT

For APN/Parcel ID(s): 17-09-127-039-1067 and 17-09-127-039-1096

UNIT 510 AND PARKING UNIT P-8 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ERIE CENTRE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97719736, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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