

# UNOFFICIAL COPY

Doc#: 2407314417 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/13/2024 12:00 PM Pg: 1 of 2

Dec ID 20240201641585

ST/Co Stamp 1-480-665-648 ST Tax \$510.00 CO Tax \$255.00

City Stamp 0-131-279-408 City Tax \$5,355.00

## WARRANTY DEED

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 24162451

THIS INDENTURE WITNESSETH, that the Grantor, **DONALD WARD**, married to Lauren Ward of the City of Hinsdale and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEYS** and **WARRANTS** TO **MONICA LEE**, of \_\_\_\_\_, the following described real estate,

to-wit:

PARCEL 1: UNITS 616 AND B17 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN DEARBORN TOWER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010326428, IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0010326427 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-21-210-148-1075 & 17-21-210-148-1418

Address of Real Estate: 1530 S State St Unit 616, Chicago, IL 60605

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 28<sup>th</sup> Day of February, 2024.

**UNOFFICIAL COPY**


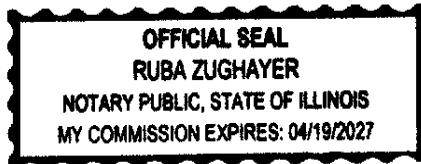
  
Donald Ward




  
Lauren Ward


STATE OF ILLINOIS     )  
   ) ss.  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **DONALD WARD AND LAUREN WARD** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 28<sup>th</sup> day of February, 2024.


  
Notary Public


REAL ESTATE TRANSFER TAX		07-Mar-2024
	COUNTY:	255.00
	ILLINOIS:	510.00
	TOTAL:	765.00
17-21-210-148-1075   20240201641585   1-480-665-648		

REAL ESTATE TRANSFER TAX		07-Mar-2024
	CHICAGO:	3,825.00
	MTA:	1,530.00
	TOTAL:	5,355.00 *
17-21-210-148-1075   20240201641585   1-480-665-648		
* Total does not include any applicable penalty or interest due.		

This instrument was prepared by:  
 Nader Zughayer  
 Zughayer Law LLC  
 310 51st St  
 Western Springs IL 60558

Send subsequent tax bills to:  
 Monica Lee  
 1530 S State St Unit 616,  
 Chicago, IL 60605

Mail Recorded Instrument to:  
 Namit Bammi  
 Bammi Law Group LLC  
 203 N LaSalle St.  
 Suite 2100  
 Chicago, IL 60601