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Doc#: 2409614005 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/5/2024 9:05 AM Pg: 1 of 2

Dec ID 20240401666629

ST/Co Stamp 1-723-856-432 ST Tax \$880.00 CO Tax \$440.00

City Stamp 0-649-989-680 City Tax \$9,240.00

4107979268 1/2

Warranty Deed GIT (Illinois) (Joint Tenancy)

THE GRANTORS, MATTHEW J. SIMPSON and MELISSA B. SIMPSON, married to each other, of Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid.

CONVEY AND WARRANT to DANIELLE HAIKAL, an unmarried person not a party to a civil union, of 71 W. Hubbard St., Unit 2611, Chicago, IL 60654, and to BF ANDON INGALLS, an unmarried person not a party to a civil union, of 1647 N. Milwaukee Ave., Unit 404, Chicago, IL 60647, not as Tenants in Common, but as Joint Tenants, the following described real estate situated in the County of Cook, State of Illinois, in "AS IS" condition, to wit:

PARCEL 1: UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1520 WEST DIVERSEY PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1130422034, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 28, 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. G-1 AND R-2, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Subject to: Covenants, conditions and restrictions of record; easements; building lines; zoning laws and ordinances; and real estate taxes not yet due and payable at the time of closing.

Permanent Index Number (PIN): 14-29-128-062-1001

Address of Real Estate: 1520 W. Diversey Parkway, Unit 1, Chicago, IL 60614

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IN WITNESS WHEREOF, the grantors, as aforesaid hereunto set their hands and seals this 23 day of MARCH, 2024.

Matthew J. Simpson
Matthew J. Simpson

Melissa B. Simpson
Melissa B. Simpson

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 Matthew J. Simpson and Melissa B. Simpson, are 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 have signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of MARCH, 2024

Commission expires OCTOBER 27th, 2025

Amanda Drexler

This instrument was prepared by William J. Noelle, 5605 Highland, Palatine, IL 60067

Lisa J. Saul, Esq.
(Name)

MAIL TO: 24 W. Erie St Suite 4A
(Address)

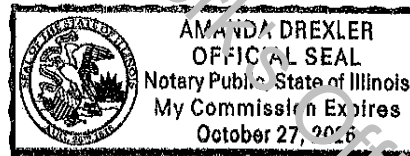
CHICAGO IL 60654
(City, State and Zip)


SEND SUBSEQUENT TAX BILLS TO:

Danielle Hajka
(Name)

1520 W. DIVERSEY PKWY UNIT 1
(Address)



CHICAGO IL 60614
(City, State and Zip)



REAL ESTATE TRANSFER TAX		04-Apr-2024
	CHICAGO:	6,600.00
	CTA:	2,640.00
	TOTAL:	9,240.00 *

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

REAL ESTATE TRANSFER TAX		04-Apr-2024
	COUNTY:	440.00
	ILLINOIS:	880.00
	TOTAL:	1,320.00

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