

# UNOFFICIAL COPY

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

*Abigail Peterson*  
~~1247 W. Leland Ave.~~  
*10718 S. Albany Ave*  
*Chicago IL 60655*

### MAIL REAL ESTATE TAX BILL TO:

Abigail Peterson  
1247 W. Leland Ave., Unit 1  
Chicago, IL 60640

Doc#: 2409620045 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/5/2024 9:35 AM Pg: 1 of 3

Dec ID 20240301663282

ST/Co Stamp 0-579-800-624 ST Tax \$235.00 CO Tax \$117.50

City Stamp 0-652-283-440 City Tax \$2,467.50

(Reserved for Recorders Use Only)

**THE GRANTOR:** Tatyana Sekularac, an unmarried woman, of 1247 W. Leland Ave., Unit 1, Chicago, IL 60640, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Abigail Marie Peterson, a single woman, of Chicago, Illinois, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1247 W. Leland Ave., Unit 1, Chicago, IL 60640  
PIN: 14-17-110-031-1004

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

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

1/2 Chicago Title  
24GNW701149K

REAL ESTATE TRANSFER TAX	04-Apr-2024
CHICAGO:	1,762.50
CTA:	705.00
TOTAL:	2,467.50

14-17-110-031-1004 | 20240301663282 | 0-652-283-440

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

REAL ESTATE TRANSFER TAX	04-Apr-2024
COUNTY:	117.50
ILLINOIS:	235.00
TOTAL:	352.50

14-17-110-031-1004 | 20240301663282 | 0-579-800-624

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DATED this 18 day of March, 2024.

Tatyana Sekularac  
Tatyana Sekularac

STATE OF Florida )  
COUNTY OF Spalding )SS

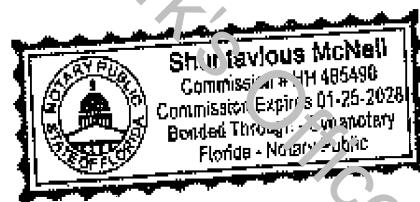
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Tatyana Sekularac**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 18 day of March, 2024.

Shirley A. McNeil  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Iversen Law  
Laura Di Andrea-Iversen  
119 S. Emerson, Suite 262  
Mt. Prospect, IL 60056



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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 24GNW701149RM

For APN/Parcel ID(s): 14-17-110-031-1004

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UNIT NUMBER 1247.1 IN THE 1247-1253 WEST LELAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 85 IN SHERIDAN DRIVE SUBDIVISION BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF SECTION 17 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREENBAY ROAD IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95878047 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT.

Proprietary of Cook County Clerk's Office