

UNOFFICIAL COPY

Doc#: 2409620404 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/5/2024 3:43 PM Pg: 1 of 2

Doc ID 20240301666053

ST/Co Stamp 1-829-058-096 ST Tax \$285.00 CO Tax \$142.50

City Stamp 1-560-622-640 City Tax \$2,992.50

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 24163893

THIS INDENTURE WITNESSETH, that the Grantor, **MICHAEL ROGERS**, married to Brianna Rogers of the County of Cook 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 **S&S ACQUISITION, LLC**, an Illinois limited liability company, organized under the state of Illinois, the following described real estate, to-wit:

PARCEL 1:

UNIT 2001 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PARK WEST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97400395, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 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. 97400394 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.


Permanent Real Estate Index Number: 14-28-317-063-1171


Address of Real Estate: 444 W Fullerton Pkwy Unit 2001, Chicago, IL 60614

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 27 Day of March, 2024

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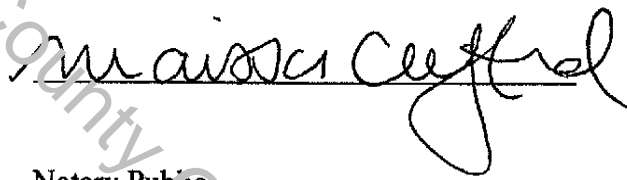

Michael Rogers


Brianna Rogers

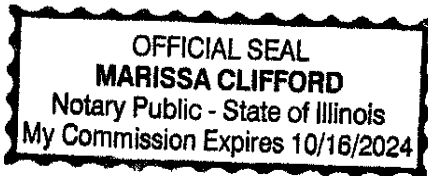
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, **MICHAEL ROGERS AND BRIANNA ROGERS**, personally known to me to be the same person(s) 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 27 day of March, 2024.




Notary Public



REAL ESTATE TRANSFER TAX		02-APR-2024	
	COUNTY:		142.50
	ILLINOIS:		285.00
	TOTAL:		427.50

14-28-317-063-1171 | 20240301666053 | 1-829-058-096

REAL ESTATE TRANSFER TAX		02-APR-2024	
	CHICAGO:		2,137.50
	CTA:		855.00
	TOTAL:		2,992.50 *

14-28-317-063-1171 | 20240301666053 | 1-560-122-340
* Total does not include any applicable penalty or interest due.

This instrument was prepared by: Katie Bowen Cotter Bowen Law Firm, LLC 12413 S. Harlem Ave. Suite 1SW Palos Heights, IL 60463	Send subsequent tax bills to mailed recorded instrument to: S&S ACQUISITION, LLC 1907 N Lincoln Park W Chicago, IL 60614
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