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**WARRANTY DEED
Illinois Statutory**

BT 2210024-00011
(192)



Doc# 2409622019 Fee \$93.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/5/2024 12:17 PM
PAGE: 1 OF 3

THE GRANTOR(S) Jeffrey Cobb and Kelly Breiner, married to each other, of 4970 N Marine Dr Unit 1225, Chicago, IL 60640, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Joel Balajadia, A SINGLE MAN, or 1025 W. BUENA VUE #1E, CHICAGO, IL 60613, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2023 and subsequent years

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

Permanent Real Estate Index Number(s): 14-08-412-040-1424, 14-08-412-040-1709
Address(es) of Real Estate: 4970 N Marine Dr Unit 1225, Chicago, IL 60640

REAL ESTATE TRANSFER TAX	07-Feb-2024
CHICAGO:	1,087.50
CTA:	435.00
TOTAL:	1,522.50 *

14-08-412-040-1424 | 20240201626007 | 0-830-913-584

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

REAL ESTATE TRANSFER TAX	05-Apr-2024
COUNTY:	72.50
ILLINOIS:	145.00
TOTAL:	217.50

14-08-412-040-1424 | 20240201626007 | 0-128-583-568

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Dated this _____ day of _____, 20__.

By [Signature]
Jeffrey Cobb

[Signature]
Kelly Breiner

STATE of IL, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Cobb and Kelly Breiner, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, 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 official seal this 27th Day of January 2024

[Signature]
Notary Public



Prepared by:
Michael Mazek
Mazek Law Group LLC
3805 N. Lincoln Avenue
Chicago, IL 60613

~~Mail to:~~
G H F B LTD
939 N. Plum Grove Road #C
Schaumburg, IL 60173

After Recording Return to:
Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

Name and Address of Taxpayer:
Joel Balajadia
4970 N. Meade Ave
#1225
CHICAGO, IL 60640

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Burnet File Number: 2210024-00011

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT(S) 1225 & F-22 TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHORELINE PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0010594079, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT IN AND TO STORAGE UNIT NO.: 114-70, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED JULY 6, 2001 AS DOCUMENT 0010594079.

Permanent Index Number(s): 14-08-412-040-1424
14-08-412-040-1709

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