UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Marc Beermann, Esq. Beermann Law Group, Ltd. 728 Florsheim Drive Libertyville, IL 60048

NAME & ADDRESS OF TAXPAYER:

Brittani Campbell 1101 S. State Street - #2300 Chicago, IL 60605 Doc#. 2410024332 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/9/2024 3:46 PM Pg: 1 of 2

Dec ID 20240401672108 ST/Co Stamp 1-701-031-472 ST Tax \$470.00 CO Tax \$235.00 City Stamp 1-246-785-072 City Tax \$4,935.00

THE GRANTOR, PATRICIA SCHAFFER, of the Village of Woodridge, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS to BRICTANI CAMPBELL, a single person, of 1101 S. State Street, #1603, Chicago, Illinois, all of her right, title and interest in and to the following described real estate situated in the County of Cook, State of Illinois, to wit:

See legal description attached hereto as Exhibit "A" and incorporated herein.

hereby releasing and v	vaiving all rights under an	d by virve of the Homestead Exemption Laws of the State of Illinois.
Dated thisday	of 127 i, 2024.	40
	• 1	Artrus Schen
•		PATRICIA SCHAFFEI
State of Illinois)	
County of Cook) SS	

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that PATRICIA SCHAFFER, 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 acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5 day of April, 2024.

Notary Public

My commission expires:

OFFICIAL SEAL
DANIEL G QUINN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/22/2027

Insert Seal Here

NAME AND ADDRESS OF PREPARER:

Daniel G. Quinn, Esq., Law Office of Daniel G. Quinn, P.C., 4479 Central Avenue, Western Springs, Illinois 60558

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL A:

UNIT H2300 AND PARKING SPACE P39 IN THE STATE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

SUBLOTS 1 AND 2 OF LOT 2, SUBLOTS 1 AND 2 OF LOT 3, SUBLOTS 1 AND 2 OF LOT 6, SUBLOTS 1 AND 2 OF LOT 7 AND SUBLOTS 1 AND 2 OF LOT 10, ALL IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FLED SEPTEMBER 1, 1848 AS DOCUMENT NUMBER 20751 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151610 (EXCEPT THE WEST 27 FEET OF SAID SUBLOTS TAKEN FOR WIDENING STATE STREET); AND ALSO, LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IN JACKSON'S SUBCIVISION OF LOTS 11 AND 14 IN BLOCK 22, IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD MAY 5, 1877 AS DOCUMENT NUMBER 133390 (EXCEPT THE WEST 27 FEET OF SAID LOTS 1 THROUGH 7 TAKEN FOR WIDENING STATE STREET), ALL III SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF VACATED SOUTH CTATE STREET LYING WEST OF THE EAST LINE OF THE WEST 27.00 FEET OF LOTS 2, 3, 6, 7 AND 10 IN EVOCK 22 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AND LYING WEST OF LOTS 1 THROUGH 7 BOTH INCLUSIVE IN JACKSON'S SUBDIVISION, AFORESAID AND LYING EAST OF A LINE 1.50 FFET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7 AND 10 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AS EXTENDED SOUTHERLY TO THE NORTH LINE OF F. ROOSEVELT ROAD, LYING SOUTHERLY OF THE SOUTH LINE OF E. 11TH STREET, AND NORTH OF THE NORTH LINE OF E. ROOSEVELT ROAD, PURSUANT TO THAT CERTAIN VACATION ORDINANCE RECORDED AUGUST 29, 2003 AS DOCUMENT NUMBER 0324119133; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2004 AS DOCUMENT NUMBER 0434410057, AS AMENDED FROM TIME TO TIME, TOGETHER VITTH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINO'S.

PARCEL B:

EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 9, 4004 AS DOCUMENT 0434410056 MADE BY STATE STREET ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY MORE DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

COMMONLY KNOWN AS: 1101 S. State St., Units H2300 and P39, Chicago, IL 60605

P.I.N.(s): 17-15-308-039-1200 and 17-15-308-039-1289

SUBJECT TO

general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any.