### **UNOFFICIAL COPY**

# WARRANTY DEED ILLINOIS STATUTORY

BW24068178 1/2

Doc#. 2412014420 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 4/29/2024 12:35 PM Pg: 1 of 3

Dec ID 20240301652220 ST/Co Stamp 2-006-026-544 ST Tax \$455.00 CO Tax \$227.50 City Stamp 1-576-765-744 City Tax \$4,777.50

(The Above Space for Recorder's Use Only)

THE GRANTOR, Caitlin Callahan, a single woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Brian Bowen and Audrey Bowen, husband and wife, as Tenants by the Entirety, of 2508 W. Argyle St., #2W, Chicago. II. 60625, the following described real estate situated in the County of Cook, in the State of Illinois, rowit:

#### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-05-415-032-1006 and 17-05-415-032-1013

Property Address: 813 N. Racine Ave., Unit 1N, PU-5, Chicago, IL 60642

**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,

hereby releasing and waiving all rights under and by virtue of the Homestead Fx emption Laws of the State of Illinois

\* OF RI3 N RACINE AVE, APT IN, CHICAGO, IL 60642

REAL ESTATE TRANSFER TAX		29-Apr-2024	
	CHICAGO:	3,412.50	
	CTA:	1.365.00	
	TOTAL:	4.777.50 *	
17-05-415-032-1006	20240301652220	1-576-765-744	

<sup>\*</sup> Total does not include any applicable penalty or interest due.

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AL ESTATE TRANSFER TAX		29-Apr-2024		
		COUNTY:	227.50	
		ILLINOIS:	455.00	
		TOTAL:	682.50	
17-05-415-032-1006		20240301652220	2-006-026-544	

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Dated this 10 day of April		_, 2024.
X Cut Cut Caitlin Callahan		_(Seal)
STATE OF ILLINOIS COUNTY OF LAKE	) ) SS, )	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Caitlin Callahan, 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, sealed and delivered to the instrument as 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 notatial scal, this 10 day of 10 day

OFFICIAL SEAL REBECCA R NORDEEN Notary Public, State of Illinois Commission No. 406729 My Convillation Expires November 10, 2027

SEND SUBSEQUENT TAX BILLS TO:

THIS INSTRUMENT PREPARED BY Law Office of Judy L. DeAngelis 767 Walton Lane Grayslake, IL 60030 Tiffany Allen MAIL TO: Sutton Law, LLC

Brian Bowen & Audrey Bowen 813 N. Racine Ave., Unit 1N 333 S. Wabash Ave., Suite 2700 Chicago, IL 60642 Chicago, IL 60604

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#### **EXHIBIT "A"**

UNIT 813-1 AND PU-5 IN THE RACINE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 30 AND 31 IN HARBINE AND ROMAN'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS NELEN.
NELEN.
NORCOOK COUNTY CLARK'S OFFICE DOCUMENT NUMBER 99828816, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.