

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, IL 60625, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

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 Exemption Laws of the State of Illinois

* OF 813 N RACINE AVE, APT 1N, 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

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

REAL ESTATE TRANSFER TAX 29-Apr-2024



COUNTY:	227.50
ILLINOIS:	455.00
TOTAL:	682.50

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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 DOCUMENT NUMBER 99828816, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office