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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc# 2412120235 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/30/2024 12:22 PM Pg: 1 of 4

Dec ID 20240401686813
ST/Co Stamp 1-773-832-496 ST Tax \$359.00 CO Tax \$179.50
City Stamp 1-330-088-240 City Tax \$3,769.50

Preparer File: Sirico
File No.: TC110331

THE GRANTORS Anthony Sirico and Tina Quach, two single individuals, of 908 S. Carpenter St. Apt 1, Chicago IL, 60607, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to, Jennifer L. Henington, a single individual, of 417 S. Jefferson St. Suite 111 Chicago, IL 60607, taking title as an individual, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 207 AND P-47 IN THE COSMOPOLITAN LOFTS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCKS 21 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00198107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00198107, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-207, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00198107, IN COOK COUNTY, ILLINOIS.

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.

PIN: 17-15-309-032-1007
PIN: 17-15-309-032-1094


Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

TC010823 1/2

Real Estate Property known as: 1133 South Wabash Avenue, Unit 207, Chicago, IL 60605, with Parking #47

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Dated this 19 day of April, 2024



Anthony Sirico



Tina Quach

Property of Cook County Clerk's Office

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STATE OF IL, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Anthony Sirico**, 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 4/19/24 day of _____ 2024

Gail Maher
Notary Public



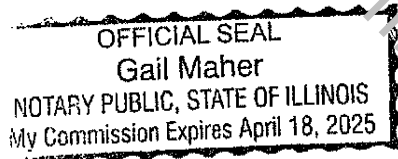
STATE OF IL, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Tina Quach**, 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 4/19/24 day of _____ 2024

Gail Maher
Notary Public



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Prepared by:

Gurney Law Group LLC
150 S. Wacker Drive, Suite 2400
Chicago, IL 60606

Mail to:

Jennifer Lynn Henington
1133 South Wabash Avenue, Unit 207
Chicago, IL 60605

Name and Address of Taxpayer:

Jennifer Lynn Henington
1133 South Wabash Avenue, Unit 207
Chicago, IL 60605

Property of Cook County Clerk's Office