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Doc#: 2412324258 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/2/2024 3:51 PM Pg: 1 of 4

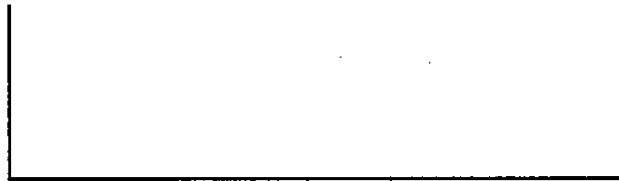
WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individual)

Dec ID 20240501692528

ST/Co Stamp 0-688-548-144 ST Tax \$900.00 CO Tax \$450.00

City Stamp 1-023-437-104 City Tax \$9,450.00



(The Above Space for Recorder's Use Only)

THE GRANTOR, Walid Shuman, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to John Staib, Single of 2042 W Potomac, Chicago, IL 60622 all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-29-302-159-1025

Property Address: 2717 N. Janssen Ave., Chicago, IL 60614

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general real estate taxes not yet due and payable at the time of closing.

FIDELITY NATIONAL TITLE

0024004278

191

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 2710"1" IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

PARCEL 1:

LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 1/2 OF LOT 4 (EXCEPT THE NORTH 50 FEET OF THE EAST 139.20 FEET AND THE WEST 33 FEET THEREOF) IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 IN SHEFFIELDS' ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 14 THROUGH 18 AND THE NORTH/SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 14 AND 15 IN SUBDIVISION OF LOT 1 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 1/2 OF LOT 4 (EXCEPT THE SOUTH 3 FEET AND THE EAST 33 FEET THEREOF) IN JOSEPH E. SHEFFIELD'S SUBDIVISION OF BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88248725 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

01-May-2024



COUNTY:	450.00
ILLINOIS:	900.00
TOTAL:	1,350.00

14-29-302-159-1025

| 20240501692528 | 0-688-548-144

REAL ESTATE TRANSFER TAX

01-May-2024



CHICAGO:	6,750.00
CTA:	2,700.00
TOTAL:	9,450.00 *

14-29-302-159-1025 | 20240501692528 | 1-023-437-104

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

Property of Cook County Clerk's Office