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WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individual)

Doc#. 2412324258 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/2/2024 3:51 PM Pg: 1 of 4

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

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700	
	(The Above Space for Recorder's Use Only)
THE GRANTOR, Walid Shuman, diverced 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 hard paid, CONVEYS AND WARRANTS to John Staib, Sivole of Dollars 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.

FIBELITY NATIONAL TITLE OCCUPANTAL

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Dated this 29 day of April , 2004	
Walid Shuman (Seal)	
STATE OF LLOV) COUNTY OF LOV)	
I, the undersigned, a Notary Public in and for THAT Walid Shuman, personally known to me to the foregoing instrument, appeared before me signed, sealed and delivered the instrument as purposes therein set forth, including the release	to be the same person whose name is subscribe this day in person, and acknowledged that he/sh his/her free and voluntary act, for the uses an
Given under my hand and notarial seal, this(day of April 7024 No.24 Public
	ARAH LYNN GRIFFITH Official Seal Notar, Public - State of Illinois My Cominission Expires Aug 16, 2026
THIS INSTRUMENT PREPARED BY: Marneris Law, P.C. 10661 South Roberts Road, Suite 107 Palos Hills, IL 60465	GRANTEE'S ADDRESS
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
John R Staib 2042 W Potomac Chicago IL 60622	John Staib 2717 N Janssen Chicago IL Look14
-	<i>J</i>

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 2710"I" 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. AN 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 TIGGEOF) 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 LAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 16 THROUGH 19 IN LEMBCKI.'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 LEMEC'LE'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 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONFOMINIUM 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.

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

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REAL ESTATE TRANSFER TAX

01-May-2024





450.00 COUNTY: 900.00 ILLINOIS: TOTAL: 1,350.00

14-29-302-159-1025

20240501692528 | 0-688-548-144

DEAL	COTATE	TRANSFER	TAV	04 May 2024
REAL	COLAIC	IKANSTEK	IAX	01-May-2024

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

iny applic.

Cook County Clark's Office 14-29-302-159-1525 | 20240501692528 | 1-023-437-104

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