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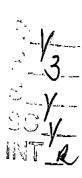
Doc# 2413023028 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00 CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/9/2024 11:46 AM

PAGE: 1 OF 3

RECORDING COVER SHEET
Op
DEED
ASSIGNMENT
RELEASE
SUBORDINATION AGREEMENT
AMENDMENT
OTHER



WARRANTY DEED

Notary Public Commission Expires:

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Mail To: IAN GRIEVES 6-867 123ED AVE FENTY VILLE, MI 49408
Name and Address of Taxpayer:
Ian Grieves 221 E. Cullerton St., Unit 715 Chicago, IL 60616 Chicago Title THE GRANTOR(S) Villiam P. McGowen, a married person (non-homestead property), of 1N211 Coventry Dr., Carol
THE GRANTOR(S) William P. McGowen, a married person (non-homestead property), of 1N211 Coventry Dr., Carol Stream, IL 60188, in Consideration of the sum of Ten Dollars (\$10.00) in hand paid, convey(s) and warrants(s) to, Ian Grieves, of MCMC FOR MARCHED WAS, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:
UNIT 715 AND PARKING SPACE 1/3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE AVENUE I OFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 3011008039, IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
SUBJECT TO: (1) Real estate taxes for the year 2023 2 nd and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; and (3) all applicable zoning laws and ordinances.
Hereby releasing and waiving all rights under and by virty of the homestead exemption laws of the State of Illinois.
Permanent Real Estate Index Number(s): 17-22-314-033-1087 and 17-22-314-033-1198
Address of Real Estate: 221 E. Cullerton St., Unit 715, Chicago, IL 60616
Dated this Zday of April, 2024.
William P. McGowen State of
State of
County of <u>Hearl</u>)
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that <u>William P. McGowen</u> is/ar personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in personand acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purpose therein set forth.
OFFICIAL SEAL THOMAS C. McGOWEN Notary Public Commission Expires: My Commission Expires:

Prepared By: Thomas C. McGowen, McGowen, & McGowen, P.C., Suite 101, 1751 S. Naperville Rd., Ste. 101, Wheaton, IL 60189

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LEGAL DESCRIPTION

Order No.: 24GNW006706WH

For APN/Parcel ID(s): 17-22-314-033-1087 and 17-22-314-033-1198

UNIT 715 AND PARKING SPACE 108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON FORMENTS IN PRAIRIE AVENUE LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0011008039, IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EAL ESTATE	TRANSFER	TAX

COUNTY: ILLINOIS: TOTAL:

C4 May-2024 144.50 285.00 427.50

17 22 214 6		ILLINOIS: TOTAL:	285.00 427.50	
17-22-314-0 -	33-1087	20240501693149 0-496	3-167-216	
REAL EST	ATE TRAN	SFER TAX	06-May-2024	
		CHICAGO:	2,137.50	C'2
		CTA:	855.00	0.
		TOTAL:	2,992.50 *	74,
17-22-31	4-033-1087	20240501693149	1-912-150-320	22
* Total doe	s not includ	le any applicable penal	ty or interest due.	0,5

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