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2413627025

Doc# 2413627025 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/15/2024 11:20 AM

PAGE: 1 OF 4

Property of Cook County Clerk's Office

RECORDING COVER SHEET

DEED

ASSIGNMENT

RELEASE

SUBORDINATION AGREEMENT

AMENDMENT

OTHER _____

S Y
P 4
S Y-1
SC _____
INT RV

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W

C10F2)
 C + 2416SC92207825
WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR, Kyle M. Trentz, a single person, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Margaret ~~Ann~~ Nicholson, a single woman and Javier Gonzalez, a single man, as joint tenants with the right of survivorship, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Permanent Real Estate Index Number: 14-16-304-045-1002

Address of Real Estate: 711 W. Gordon Ter., Unit 108
 Chicago, IL 60613

Dated this 1st day of April 2024

S _____
 P _____
 S _____
 SC _____
 INT _____

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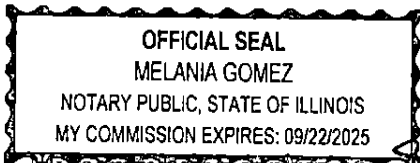


Kyle M. Trentz

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Kyle M. Trentz, as 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 I signed, sealed and delivered the instrument as my free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18 day of April 2024.

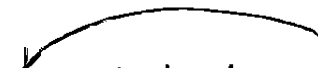





Notary Public

My commission expires on September 22, 2025.



Prepared By:
Steven R. Felton, Esq.
134 N LaSalle St., Suite 1720
Chicago, Illinois 60602

Mail To:

Javier Gonzalez & Meg Nicholson
711 W Gordon Ter, Unit 108
Chicago, IL 60613

Name & Address of Taxpayer:

REAL ESTATE TRANSFER TAX		30-Apr-2024
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00 *

14-16-304-045-1002 | 20240401689248 | 0-204-941-616
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		30-Apr-2024
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00

14-16-304-045-1002 | 20240401689248 | 0-747-096-368

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LEGAL DESCRIPTION

Order No.: 24GSC922078LT

For APN/Parcel ID(s): 14-16-304-045-1002

UNIT 108 IN THE 711 GORDON TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS 15 THROUGH 19, BOTH INCLUSIVE, IN SIMMONS AND GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 10 AND 19 AND THAT PART OF THE VACATED STREETS LYING BETWEEN SAID LOTS, ALL IN SCHOOL TRUSTEES SUBDIVISION OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF THE CONDOMINIUM RECORDED JULY 21, 1998 AS DOCUMENT 98632340 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office