

UNOFFICIAL COPY

Doc#: 2413725061 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/16/2024 3:01 PM Pg: 1 of 2

Dec ID 20240501694378

ST/Co Stamp 0-527-948-080 ST Tax \$414.00 CO Tax \$207.00

City Stamp 1-870-125-360 City Tax \$4,347.00

WARRANTY DEED Tenants by the Entirety

Old Republic Title
9601 Southwest Highway
Chicago, IL 60643

File No: 24163452

THIS INDENTURE WITNESSETH, that the Grantors, Joshua Paul Hughes and Melissa Kieran, husband and wife of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Karelia Cervantes and Richard Waller, husband and wife, not as Joint Tenants or as Tenants in Common but as Tenants by the Entirety, the following described real estate, to wit:

PARCEL 1: UNITS 706 AND P-161 IN THE 1555 WABASH CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF BLOCK 32, IN ASSESSOR'S DIVISION OF NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEAST CORNER OF WABASH AVENUE AND SIXTEENTH STREET; THENCE EAST ALONG THE NORTH LINE OF SIXTEENTH STREET 172 FEET AND 2 INCHES, MORE OR LESS, TO THE WEST LINE OF THE ALLEY; THENCE NORTH 163 FEET AND 9 INCHES ALONG THE WEST LINE OF SAID ALLEY; THENCE WEST 172 FEET AND TWO INCHES, MORE OR LESS, TO A POINT IN THE EAST LINE OF WABASH AVENUE, 163 FEET 9 INCHES NORTH OF THE NORTH LINE OF SIXTEENTH STREET; THENCE SOUTH 163 FEET 9 INCHES TO THE PLACE OF BEGINNING, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 10, 2009 AS DOCUMENT NO. 0916918036, AS AMENDED FROM TIME TO TIME TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

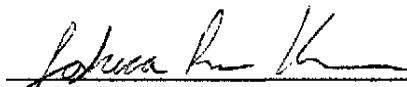
PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE AREAS 06, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1555 WABASH CONDOMINIUM AND THE PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-22-107-070-1066; 1341
Address of Real Estate: 50 E 16th St Unit 706, Chicago, IL 60616

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 1st Day of May, 2024.

UNOFFICIAL COPY


Joshua Paul Hughes



Melissa Kieran

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Joshua Paul Hughes and Melissa Kieran, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 1st day of May, 2024.





Notary Public

This Instrument was prepared by:
Glennon Law, LLC
9925 S. Seeley
Chicago IL 60643

Future Tax Bills to MAIL TO:
Karelia Cervantes & Richard Waller
50 E. 116th St Unit 706
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		TU-MAY-2024
	COUNTY:	207.00
	ILLINOIS:	414.00
	TOTAL:	621.00
17-22-107-070-1066 20240501034378 0-527-948-080		

REAL ESTATE TRANSFER TAX		TU-MAY-2024
	CHICAGO:	3,103.00
	CTA:	1,242.00
	TOTAL:	4,347.00*
17-22-107-070-1066 20240501694378 1-870-125-380		

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

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
24163452