

UNOFFICIAL COPY

Doc#: 2413727267 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/16/2024 4:12 PM Pg: 1 of 3

Dec ID 20240501603626

ST/Co Stamp 0-431-637-808 ST Tax \$345.00 CO Tax \$172.50

City Stamp 0-317-752-624 City Tax \$3,622.50

WARRANTY DEED

THE GRANTOR, **2019 SLAW PROPS, LLC**, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **KATHLYN-KAYE TIANIA*** and **DANIEL C BANUELOS,**** ** Married woman ** single man* of City of Chicago, County of Cook, State of Ill, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: ** not as tenants in common, but as Joint Tenants with full right of survivorship,*

PARCEL 1:

UNITS 2224-302, PSU-20 AND PSU-21 IN 2200 WEST MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14TH, 1853, AS DOCUMENT 3902, AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864, AS DOCUMENT 89932, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 29, 2008 AS DOCUMENT 0824239056, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LCE-10, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

Property Address: 2224 W MADISON ST UNIT 302 AND PSU-20 AND PSU-21 CHICAGO, IL 60612

Parcel ID Number: 17-07-329-050-1013 & 17-07-329-050-1023 & 17-07-329-050-1024

UNOFFICIAL COPY

SUBJECT TO: Covenants, conditions, restrictions of record, rights of way, easements, other encumbrances of record, and General real estate taxes for the years "2024" and subsequent tax years.

THIS IS NOT A HOMESTEAD PROPERTY.

Dated this ^{May} ~~April~~ 8, 2024.



2019 SLAW PROPS, LLC
Through Member
JEFFREY S. SOBEL

Property of Cook County Clerk's Office
AT 240198
1/2

UNOFFICIAL COPY

STATE OF Florida)
COUNTY OF Orange)

SS

DLFL

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JEFFREY S. SOBEK**, 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 person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal, this May 8, 2024.



(Notary seal)

Patricia Rafagnin
(Notary Public)

Prepared by:

Raj P. Sanghvi
Sanghvi Law Group
29 E Madison St, Ste 1201
Chicago, IL 60602

Mail To:

Kathlynn-Kaye Tiana
Daniel C. Benvelos
2224 W. Madison, Unit 302
Chicago, IL 60612

Name and Address of Taxpayer:

Kathlynn-Kaye Tiana
Daniel C. Benvelos
2224 W Madison Unit 302
Chicago, IL 60612

PROPERTY OF COOK COUNTY CLERK'S OFFICE