



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

Doc# 2414302197 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/22/2024 11:40 AM
PAGE: 1 OF 4

THE GRANTOR, Kathleen Moore, a single person, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to Ashley McKinnie, an unnamed woman at 1128 E 46th St Chicago IL 60653, all interest in the following described Real Estate situated in the City of Chicago, in the State of Illinois, to wit:

UNIT 604 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE OPERA LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND IN COOK COUNTY ILLINOIS:

LOTS 25 TO 38, BOTH INCLUSIVE, AND LOT 39, EXCEPT THAT PART OF SAID LOT 39 LYING NORTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE EAST LINE OF LOT 39, 19.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 39 TO A POINT IN SAID LOT 39, 50.33 FEET WEST OF THE EAST LINE OF SAID LOT 39 AND 19.33 FEET NORTH OF THE SOUTH LINE OF SAID LOT 39, THENCE WESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE WEST LINE OF SAID LOT 39, 17 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 39, ALL IN BLOCK 1 OF G.W. GERRISH'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0733815135, AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 0807322119, SECOND AMENDMENT RECORDED AS DOCUMENT NUMBER 0820431094, THIRD AMENDMENT RECORDED AS DOCUMENT NUMBER 0824216028, FOURTH AMENDMENT RECORDED AS DOCUMENT NUMBER 0927418079, FIFTH AMENDMENT AS DOCUMENT NUMBER 1432916032 AND AS OTHERWISE AMENDED FROM TIME TO TIME.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO:

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2023, second installment, and subsequent years.

Permanent Real Estate Index Number(s): 17-28-237-039-1104
Address of Real Estate: 2545 S. Dearborn Ave, Unit 604, Chicago, IL 60616

Dated this 16 of May, 2024.

Kathleen Moore
Kathleen Moore

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UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathleen Moore, personally known to me to be the same person whose name Kathleen Moore, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this dated this 16th of May, 2024.



Brian J. Tharp (Notary Public)

Prepared By: Tharp & Associates, Ltd.
102 North Evergreen
Arlington Heights, Illinois 60004

Mail To:

Name & Address of Taxpayer:

Ashley McKinney
2547 S Dearborn Ave #604
Chicago IL 60616

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REAL ESTATE TRANSFER TAX

17-May-2024



COUNTY:	162.50
ILLINOIS:	325.00
TOTAL:	487.50

17-28-237-039-1104

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REAL ESTATE TRANSFER TAX		17-May-2024
CHICAGO		2,437.50
CTA:		975.00
TOTAL:		3,412.50 *



17-28-237-039-1104 | 20240501606606 | 1-647-650-096

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