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2415108023

WARRANTY DEED

Prepared by and Mail to:
Jonathan S. Pope, Esq.
3601 W. Algonquin Rd, Ste 860
Rolling Meadows, IL 60008

Doc# 2415108023 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/30/2024 1:44 PM
PAGE: 1 OF 4

Send Subsequent Tax Bills to:
O'Bitter Properties LLC
21017 Stratford Court
Mokena, IL 60448

(The space above for Recorder's use only)

The Grantors, **Sharon O'Brien and Jeffrey Bitter**, a married couple of 21017 Stratford Court, Mokena, IL 60448, and **1413 W. Fillmore, LLC**, a Colorado limited liability company of 97 Marland Road S, Colorado Springs, CO 80906 for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **O'Bitter Properties LLC**, an Illinois limited liability company with a principle address of 21017 Stratford Court, Mokena, IL 60448, the real estate situated in Cook County, Illinois, commonly known as 1413 W. Fillmore Street, Unit 2, Chicago, IL 60607, and legally described as follows:

PARCEL ONE: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1413 WEST FILLMORE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JANUARY 13, 2004 AS DOCUMENT NO. 0401318102, IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-2 AND STORAGE SPACE S-1 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

Permanent Index Number (PIN): 17-17-328-061-1002

Address(es) of Real Estate: 1413 W. Fillmore Street, Unit 2, Chicago, IL 60607

SUBJECT TO Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes not yet due and payable.

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

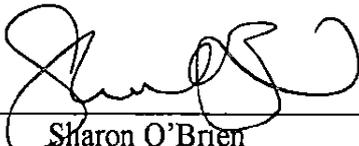
This Deed exempted under Real Estate Transfer Tax Act 35 ILCS 200/31-45 (e)

Date: 5-17-2024

Signature: 
Jonathan S. Pope, Attorney

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Dated this 17th day of May, 2024



Sharon O'Brien (seal)



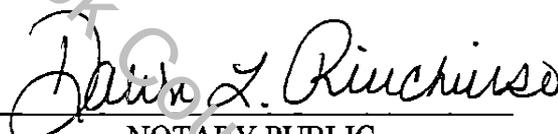
Jeffrey Bitter (seal)

STATE OF ILLINOIS)
)ss.
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sharon O'Brien and Jeffrey Bitter personally known to me to be the same persons whose names subscribed in the foregoing instrument, 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 official seal, this 17 day of May, 2024.





NOTARY PUBLIC
Dawn L. Rinchiuso

REAL ESTATE TRANSFER TAX		30-May-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-17-328-061-1002 | 20240501614549 | 1-883-256-112
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		30-May-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-17-328-061-1002 | 20240501614549 | 0-785-659-184

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 17, 2024.

Signature: *Sharon S. O'Brien*
Sharon S. O'Brien

Subscribed and sworn to before me by the said Sharon S. O'Brien, this 17 day of May, 2024.

Notary Public: *Dawn L. Rinchiuso*
Dawn L. Rinchiuso



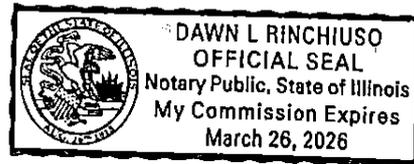
The grantee or his agent affirms that, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 17, 2024.

Signature: *Sharon S. O'Brien*
Sharon S. O'Brien, Manager
O'Bitter Properties LLC

Subscribed and sworn to before me by the said Sharon S. O'Brien, this 17 day of May, 2024.

Notary Public: *Dawn L. Rinchiuso*
Dawn L. Rinchiuso



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.