

# UNOFFICIAL COPY



Doc# 2415507003 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/3/2024 10:40 AM  
PAGE: 1 OF 3

Elevation Title EL 2400<sup>130</sup>

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Cor M. Reeves and Katherine L. Frankenberg, n/k/a Katherine Reeves, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Adrienne L. Cohen, a unmarried woman 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 the virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-20-329-049-1003

Address of Real Estate: 1459 W Melrose St Unit 1S  
Chicago, IL 60657

Dated this 23 day of May 2024.

REAL ESTATE TRANSFER TAX		03-Jun-2024
	CHICAGO:	4,335.00
	CTA:	1,734.00
	<b>TOTAL:</b>	<b>6,069.00 *</b>

REAL ESTATE TRANSFER TAX		03-Jun-2024
	COUNTY:	289.00
	ILLINOIS:	578.00
	<b>TOTAL:</b>	<b>867.00</b>

14-20-329-049-1003 | 20240501610698 | 1-314-764-080

14-20-329-049-1003 | 20240501610698 | 1-071-494-448

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

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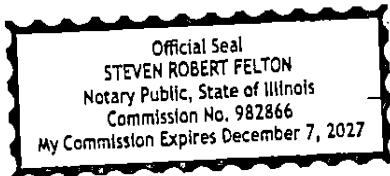
Cory M. Reeves  
Cory M. Reeves

Katherine L. Frankenberg  
Katherine L. Frankenberg, n/k/a Katherine Reeves

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** Cory M. Reeves and Katherine L. Frankenberg, n/k/a Katherine Reeves 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 23 day of May 2024.



Steven R. Felton  
Notary Public

My commission expires on 12/7, 2027.

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

**Mail To:**  
Adrienne Cohen  
1459 W. Melrose St. Unit 1S  
Chicago, IL 60657

**Name & Address of Taxpayer:**  
Adrienne L. Cohen  
1459 W. Melrose St. Unit 1S  
Chicago, IL 60657

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Escrow File No.: EL2400130

## EXHIBIT "A"

### PARCEL 1:

UNIT 1-S IN THE MELROSE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 70 IN A. WISNER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 001892104, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010892104.