

UNOFFICIAL COPY



2415614274

Doc# 2415614274 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/4/2024 11:55 AM

PAGE: 1 OF 4

WARRANTY DEED

AFTER RECORDING MAIL TO:

Scott W. Wang
345 W. Fullerton Parkway
Unit 2705
Chicago, IL 60614

MAIL REAL ESTATE TAX BILL

Scott W. Wang
345 W. Fullerton Parkway
Unit 2705
Chicago, IL 60614

PT24-98990
2 of 2

(Reserved for Recorders Use Only)

THE GRANTOR: LORELEI ROSENTHAL, unmarried person, 209 Woodley Road, Winnetka, IL 60093 for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **SCOTT W. WANG**, unmarried person and **DEBBIE X. WANG**, unmarried person, 4115 Kingshill Circle, Naperville, IL to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

*as joint tenants

Unit No. 2705 in 345 Fullerton Parkway Condominium as delineated on a survey of the following described real estate:

Parcel 1: Lots 1, 2 and 3 in Block 2 in Peterboro Terrace Addition to Chicago being a subdivision of part of Block 2 in Canal Trustees Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian,

Also

Parcel 2: The East 60 feet of the West 248 feet of the North 160 feet of Lot 3 in Adams and Porters Subdivision of that part of Blocks 2 and 3 lying North of the East and West Center Line of Blocks 2 and 3 of Canal Trustees Subdivision of part of Section 33, Township 40 North, Range 14, east of the Third Principal Meridian, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded January 31, 1992 as document number 92066230 together with its undivided percentage interest in the common elements., in Cook County, Illinois.

Commonly known as: 345 W. Fullerton Avenue, Unit 2705, Chicago, IL 60614
PIN: 14-33-200-016-1190

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

S Y
P 4
S Y-1
SC Y
INT. ES

PROPER TITLE, LLC

UNOFFICIAL COPY

SUBJECT TO: General taxes 2nd installment 2023 and subsequent years and covenants and restrictions of record, building lines and easements, if any, terms, provisions, covenants and conditions of the Declaration of Condominium / Covenants, Conditions, and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium / Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act, installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium / Covenants, Conditions and Restrictions, if any, provided they do not interfere with the current use and enjoyment of the property.

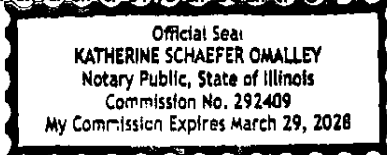
DATED this 14th day of May, 2024:

LORELEI ROSENTHAL

STATE OF)
)SS
COUNTY OF)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **LORELEI ROSENTHAL**, 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 she signed 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 14th day of May, 2024:


Notary Public

NAME AND ADDRESS OF PREPARER: Lincoln Street Law, P. C., Katherine S. O'Malley
Attorney at Law, 1528 Lincoln Street, Evanston, IL 60201

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

15-May-2024



CHICAGO: 2,422.50
CTA: 969.00
TOTAL: 3,391.50 *

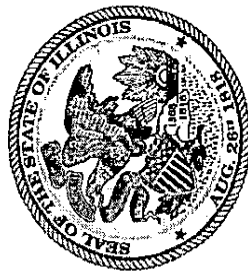
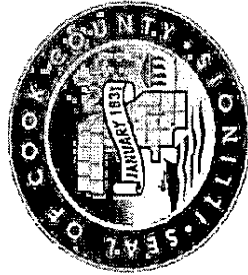
14-33-200-016-1190 | 20240501602299 | 0-581-453-104

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

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

15-May-2024



COUNTY:
ILLINOIS:
TOTAL:

161.50
323.00
484.50

14-33-200-016-1190

20240501602299

1-485-505-840

Property of Cook County Clerk's Office